Davidson County DEEDWARR
Recvd: 07/16/07 08:30 2 pgs
Fees:13.00 Taxes:444.00

20070716-0084009

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$120,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ~~ME ON THE 12TH DAY OF JULY, 2007.~~

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02294 BELL CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kathy H. Bell and Robert D. Bell	same	146-11-0-021.00
5058 Regent Drive		
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FARIBORZ FERDOWSI, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KATHY H. BELL, MARRIED AND ROBERT D. BELL, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5058 Regent Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 12th day of July, 2007.

Fariborz Ferdowsi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, FARIBORZ FERDOWSI, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of July, 2007.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND IN IN DAVIDSON COUNTY, STATE OF TENNESSEE, TO WIT: BEING LOT NO. 22 IN CRIEVE HALL ESTATES, SECTION I, REVISED, OF RECORD IN BOOK 185, PAGES 122, 123-124 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 22 FRONTS 75 FEET ON THE EAST SIDE OF REGENT DRIVE AND EXTENDS BACK 318.9 FEET ON THE NORTH SIDE AND 337.4 FEET ON THE SOUTH SIDE TO A DEAD LINE MEASURING 78.9 FEET.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM BRENDA FRASER STANFORD TO FARIBORZ FERDOWSI AS RECORDED ON THE 4TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070404-0040462; QUITCLAIM DEED FROM WILLIAM NORMAN FRASER TO BRENDA FRASER STANFORD AS RECORDED ON THE 6TH DAY OF MAY, 1992 IN BOOK 8620, PAGE 14 AND DEED FROM HERSEHEL NEAL LEE AND WIFE, HELEN E. LEE TO WILLIAM NORMAN FRASER AND WIFE, CALLEEN WALKER FRASER (NOW DECEASED) AS RECORDED IN BOOK 3161, PAGE 285, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.