WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE Exp. 3/21/09

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederic K. Feruzi	Mortgage Investors Group	Map 162-16-E
(NAME)	(NAME)	Parcel 330
504 Bell Trace Lane	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HAMED TOTOUNCHI AND WIFE, MARYAM TOTOUNCHI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREDERIC K. FERUZI, AND WIFE, MAMBUANE FERUZI,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Two, Bell Crest, of record in Plat Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hamed Totounchi, unmarried, by deed dated June 8, 2004 from Shaahry P. Azar and husband, Sulezman Hamzapour, of record in Instrument #20040610-0068906, said Register's Office. Maryam Totounchi joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 20, said Register's Office; and (c) restrictive covenants of record in Book 9408, page 320, Book 9613, page 20 and Book 9892, page 927, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 504 Bell Trace Lane, Antioch, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Davidson County DEEDWARR
Recvd: 02/06/08 10:39 2 pgs
Fees:13.00 Taxes:518.00
20080206-0012317

Witness my hand this 4th day of February, 2008.

Hamed Totounchi

Maryam Totounchi By Hamed Totounchi, Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hamed Totounchi, the bargainor, 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 Nashville, Tennessee this 4th day of February, 2008.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE Exp. 3/21/09

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2008, before me personally appeared Hamed Totounchi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maryam Totounchi, and who acknowledged that he executed the same as the free act and deed of Maryam Totounchi.

Witness my hand and official seal at Nashville, Tennessee this 4th day of February, 2008.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE Exp. 3/21/09

Notary Public