WARRANTY DEED

MOSAYEBI-H09120

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00 .

X Zachery R. Mosayebi
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF October, 2009.

Notary Public

(Affix Seal)

My Commission Expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Zachery R. Mosayebi	SAME	083.01-0-088.00 and 083.01-0-093.00
1133 McChesney Ave. Nashville, TN 37216		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CYNTHIA MARIE HAYES AND STEVEN DALE HAMSLEY AND FRANKIE JUNE KESTNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ZACHERY R. MOSAYEBI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of the north part of Lot No. 59 on the Map of Jones and Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for said County and described according to a copy of a survey made February 12, 1945, by S. R. Sanford, Jr., surveyor and partly described and shown on a Surveyor's Certificate, as of record in Book 3281, page 301, Register's Office, as follows:

Beginning at a point in the west margin of Gallatin Pike at a Railroad spike 22.5 feet south of the south margin of an alley, which alley is marked by a cross cut in the sidewalk, thence westerly 60 feet to a stake; thence northerly 21 feet to a stake in the south margin of said alley in a fence line, said point being 65 feet west of the west margin of the Gallatin Pike, as measured from the cross cut in the sidewalk above mentioned; thence with the margin of said alley, westerly 34 feet to a post and stake at the corner of Lot No. 38 and 59 in a fence line; thence along the line between said lots and along said fence southerly 52 1/2 feet to a point; thence easterly 85.7 feet to a railroad spike in the west margin of the Gallatin Pike, being 85 feet 6 inches north of the north margin of Sharpe Avenue; thence with the west margin of said Pike northerly 50 feet to the point of beginning.

Being the same property conveyed to Cynthia Marie Hayes (1/3 interest), Steven Dale Hamsley (1/3 interest) and Frankie June Kestner (1/3 interest) by Deed of record in Instrument # 200909090084321 recorded September 9, 2009, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 1104 Gallatin Ave. a/k/a 1104 Gallatin Rd., Nashville, Tennessee 37206

Being the northerly 44 feet of lot No. 57 in Jones and Bradford's Subdivision of record in book 161, page 142, Register's Office for said County.

Said part of lot No. 57 fronts 50 feet on the southerly side of an alley and extends back between parallel lines 44 feet to a dead line.

Being the same property conveyed to Cynthia Marie Hayes (1/3 interest), Steven Dale Hamsley (1/3 interest) and Frankie June Kestner (1/3 interest) by Deed of record in Instrument # 200909090084322 recorded September 9, 2009, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 0 Sharpe Ave, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 23rd day of October, 2009 :

Cynthia Marie Hayes
CYNTHIA MARIE HAYES

Steven Dale Hamsley
STEVEN DALE HAMSLEY

Frankie June Kestner
FRANKIE JUNE KESTNER

BILL GARRETT, Davidson County
Trans:T20090074620 DEEDWARR
Recvd: 11/02/09 15:59 2 pgs
Fees:13.00 Taxes:240.50

20091102-0101159

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Schneider, a Notary Public in and for said County and State, the within named CYNTHIA MARIE HAYES AND STEVEN DALE HAMSLEY AND FRANKIE JUNE KESTNER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 23rd day of October, 2009.

Notary Public

My Commission Expires: _____

My Commission Expires:
Aug. 22, 2011

RHONDA M. SCHNEIDER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.