THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2010. Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hossein Moradipour	New Owner	MAP 60-15
9475 Chesapeake Drive		PARCEL 72
Brentwood, TN 37027		
(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, I, **Curtis W. Hester, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hossein Moradipour and wife, Cindy L. Moradipour**

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, bounded on the west by Dickerson Road, on the south and east by Dellway Villa Apartments Lot and /or Dellway Villa Drive Plat Book 5050, page 107, Register's Office for Davidson County and on the north by Mary Jane Fuller, Deed Book 5672, page 628 (formerly W. W. Foster Book 2195, page 449) said Register's Office, and more completely described as follows:

Beginning at a point in the easterly margin of Dickerson Road at the common front corner of the property conveyed herein and Lot 1 (being the westerly most northwest corner of said Lot 1 and the northwesterly most corner of Dellway Villa Drive) as shown on said plat of Dellway Villa Apts,; thence, leaving said margin of Dickerson Road with the north line of said Lot 1 and/or Dellway Villa Drive with the following four calls as per said plat (1) southeasterly around a 20' radius curve, 29.35' to a point. (2) S 72 deg. 11 min. E, 72.16' to a point. (3) northeasterly around a 180' radius curve, 114.85 feet to a point and (4) N 11 deg. 53 min. 46 sec. E. 113.34 feet to a point in the southerly line of the property conveyed to said Fuller; thence, with the southerly line of said Fuller N 73 deg. 52 min. W 180 feet more or less to the beginning of a curve with a 20' radius; thence, northwesterly around said curve 31.40 feet (per Fuller, 29.35 feet per plat) to a point in the easterly margin of Dickerson Road in a southerly direction 130' more or less to the point of beginning.

BEING the same property conveyed to Curtis W. Hester, married, by deed from David M. Dunn, unmarried, of record in Book 10449, page 69, Register's Office for Davidson County, Tennessee.

Hazel Hester, spouse of Curtis W. Hester, joins in this conveyance to convey her marital interest in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) 2010 Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) Sanitary Sewer Easement of record in Book 3984, page 671; (4) All visible easements; (5) All matters appearing on the plan of record in Plat Book 5050, page 107; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2533 B Dickerson Pike, Nashville, TN .**

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.

BILL GARRETT, Davidson County
Trans:T20100013569 DEEDWARR
Recvd: 03/08/10 09:59 2 pgs
Fees:13.00 Taxes:499.50
20100308-0017522

Witness our hands this the 1st day of March, 2010.

Curtis W. Hester

Curtis W. Hester

Hazel Hester

Hazel Hester

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 **Curtis W. Hester** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of March, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Hazel Hester** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of March, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN