RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30489
(Davidson County File Box 9-B)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120022791 DEEDWARR
Recvd: 03/29/12 10:36 2 pgs
Fees: 13.00 Taxes: 747.40

20120329-0026692

R-VRES-12-1258

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Forder Lancaster	First Farmers and Merchants (NAME) Bank	117-08-0234.00
1258 Battlefied Drive	P.O. Box 1148	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Columbia, TN 38402	117-08-234
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we EIMAN JAHANGIR, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMMA FORDER LANCASTER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF LOT NO. 11 ON THE PLAN OF GALECREST SUBDIVISION NO. 2, BLOCK "G", OF RECORD IN BOOK 1424, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY BRIGHTON ENGINEERING CO., DATED DECEMBER, 1971, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BATTLEFIELD DRIVE, BEING THE COMMON FRONT CORNER OF LOTS 11 AND 12; THENCE WITH THE LINE BETWEEN SAID LOTS N 7 DEG. 06' EAST 120.1 FEET TO APOINT IN THE SOUTHERLY MARGIN OF THE PROPOSED INTERSTATE HIGHWAY RIGHT-OF-WAY; THENCE WITH SAID RIGHT-OF-WAYS 81 DEG. 10' WEST 69.9 FEET TO A POINT IN THE COMMON LINE OF LOTS 10 AND 11; THENCE WITH SAID LINE S 8 DEG. 42' WEST 100 FEET TO A POINT IN THE NORTHERLY MARGIN OF BATTLEFIELD DRIVE; THENCE WITH THE SAME AROUND A SLIGHT CURVE WITH A RADIUS OF 2500 FEET, EASTERLY 70 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EIMAN JAHANGIR BY DEED FROM WILLIAM HENRY CARTWRIGFHT AND MARY LISA GORRELL CARTWRIGHT, MARRIED OF RECORD IN INSTRUMENT 200809220096574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 12, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 1424, PAGE 19; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID AMBER JAHANGIR JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 1258 Battlefied Drive, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of March, 2012.

Eiman Jahangir

Amber Jahangir

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 27th day of March, 2012.

Notary Public

My Commission Expires: 5-20-

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903