Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

WARRANTY DEED

B-CASH-02-1000

STATE OF Tennessee
COUNTY OF
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Fereidoon Davachi
Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fereidoon Davachi	New Owner	
3719 Charlotte Pike (ADDRESS)	794 Saussy Place (NAME)	92-13-30
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLP LIMITED PARTNERSHIP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FEREIDOON DAVACHI AND WIFE ASHRAF JALLILNEZHAD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 Block 3 of the Charlotte Park Company's second Addition to Nashville, a Plan of which is registered in the Register's Office of Davidson County, Tennessee, in Book 57, page 160 and 161.

Said lot, according to said plat, fronts 54 feet on the south side of Charlotte Turnpike, now Charlotte Avenue, and runs back 150 feet to a twenty foot alley where it fronts, according to said plan, 56 feet on said alley.

Being the same property conveyed to CLP Limited Partnership by Quitclaim Deed from Charles L. Pickney and wife, Margaret Burrus Pickney dated December 18, 1993 and filed for record December 23, 1993 in Book 1997, page 570, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This instrument is executed on behalf of Margaret L. Pickney by Charles L. Pickney, Jr by authority given in Power of Attorney filed at Instrument No. 20020411-0045305 Davidson County Register's Office

unimproved ( )
This is improved (X) property, known as 3719 Charlotte Pike, Nashville, Tennessee 37209
(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: 08/28/02 15:57 2pgs
Fees:13.00 Taxes:148.00
20020828-0104495

Witness my/our hand(s) this 9th day of April, 2002.

CLP Limited Partnership

BY: Margaret A. Pickney Managing Partner by Charles L. Pickney Atty-in-Fact
Margaret A. Pickney, Managing Partner
by: Charles L. Pickney, Jr., Atty-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

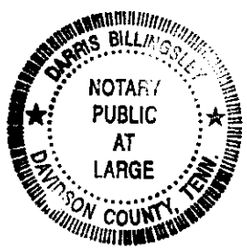
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles L. Pickney, Jr. , with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she they is/are the attorney-in-fact of Margaret L. Pickney, Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by it's constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 9th day of April, 2002.

Darris Billingsley
NOTARY PUBLIC

My Commission Expires: 11/27/04

(SEAL)



MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138