McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027

(1)

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires: My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE 615-377-3319
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $630,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2004.

Notary Public

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/05/04 10:15 2pgs
Fees:13.00 Taxes:2331.00
20041005-0119591

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ebadollah Ghorbani **Khadijeh Lofinia**	New **Owner**	**Map 119-5, Parcel 39**
2408-10 Nolensville Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mark Sarmadi, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ebadollah Ghorbani and wife, Khadijeh Lofinia

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 Young Brothers Construction Company, property of record in Plat Instrument Number 20000726-0073963, Register's Office for Davidson County, formerly being part of Lot No. 31 on the Plan of Cumberland Nurseries Subdivision, of record in Book 161, pages 112 and 166, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Sarmadi, by Warranty Deed, from Kinnie A. Johnson, married, of record in Instrument # 20031002-0145191, Dated September 25, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument # 20000726-0073963 and Plat Book 161, pages 112 and 166, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easements granted to Metropolitan Government of Nashville and Davidson County, Tennessee from James W. Brinkley, of record in Book 4100, page 478 and Book 4100, page 482, Register's Office for Davidson County, Tennessee.
Terms and provisions of Notices from Metropolitan Government, Department of Codes Administration of record in Book 3963, pages 777, 797 and 801, Register's Office for Davidson County, Tennessee.
All applicable restrictions and easements of record in the Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 2408-10 Nolensville Road, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 28th day of September, 2004.

Mark Sarmadi

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Mark Sarmadi, an unmarried man, the within named sellers, 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, at office, this 28th day of September, 2004.



Notary Public

My Commission Expires