Davidson County DEEDWARR
Recvd: 10/25/04 11:38 3pgs
Fees:18.00 Taxes:1332.00
20041025-0127864

NAME AND ADDRESS OF NEW OWNERS:
Jamshid Sharifi
3527 Charlotte Ave.
Nashville TN 37209

PREPARED BY:
Peter V. Hall, P.C., Attorney
1535 W. Northfield Blvd., Suite 8
Murfreesboro, TN 37129

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

(Map 119, Group 13, Parcel 312)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Brittlestar Properties, LLC, a Tennessee limited liability company** has bargained and sold and does hereby transfer and convey unto **Jamshid Sharifi and Jamshid Mohebbi**, their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said GranteeS, their heirs, and assigns, forever.

The undersigned convenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2004 real property taxes which will be prorated at closing.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this **22nd** day of **October, 2004.**

Brittlestar Properties, LLC

By: Dawson H. Wimsatt, Jr. CHIEF MGR + PRES.
Dawson H. Wimsatt, Jr., Chief Manager and President

By: Brenda Wimsatt
Brenda Wimsatt, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2004, before me personally appeared Dawson H. Wimsatt, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, under oath, acknowledged himself to be the Chief Manager and President of Brittlestar Properties, LLC, a Tennessee limited liability company, the within bargainor, a limited liability company, and that he executed the foregoing instrument for the purposes contained therein by signing the name of the limited liability company by himself as Chief Manager and President.

WITNESS MY HAND AND SEAL, this **22nd** day of **October, 2004.**

My Commission Expires:

2-18-08

JANICE L. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: FEBRUARY 18, 2008

Janice L Taylor
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2004, before me personally appeared Brenda Wimsatt, to me known (or proved to me on the basis of satisfactory evidence) and who, under oath, acknowledged herself to be the Secretary/Treasurer of Brittlestar Properties, LLC, a Tennessee limited liability company, the within bargainor, a limited liability company, and that she executed the foregoing instrument for the purposes contained therein by signing the name of the limited liability company by herself as Secretary/Treasurer.

WITNESS MY HAND AND SEAL, this **22nd** day of **October, 2004.**

My Commission Expires:

2-18-08

JANICE L. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: FEBRUARY 18, 2008

Janice L Taylor
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$360,000.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this **22nd** day, **October, 2004.**

Affiant

My Commission Expires:

2-18-08

JANICE L. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: FEBRUARY 18, 2008

Janice L Taylor
Notary Public

Exhibit A

Land in Davidson County, Tennessee, being all of Lot "B" on an unrecorded plan described according to a survey made by Pete Meyer, Surveyor, dated January 7, 1946, of part of Tract No. 2, Woodbine Courts, formerly the Timmons property, and part of a county quarry lot on the east side of Nolensville Pike and being further described as follows:

Beginning at a point in the easterly side of Nolensville Pike, 100 feet south of the southerly intersection of East Timmons Avenue, as changed by the County Highway Department; thence at right angles, to the margin of the Nolensville Pike, in an easterly direction, a distance of 160 feet to an iron pin in the westerly margin of a newly formed 20 foot alley; thence with said westerly margin, in a northerly direction, 75.6 feet to an iron pin in the southerly margin of E. Timmons Avenue; thence following curve of the southerly margin of E. Timmons Avenue, as changed, in a westerly direction, a distance of 69.1 feet to an iron pin, the end of the curve; thence continuing in a westerly direction, with the margin of said Avenue, a distance of 67.9 feet to an iron pin, the beginning of a curve; thence following the curve, in a southwesterly direction, a distance of 39.27 feet to an iron pin in the east margin of the Nolensville Pike; thence with the said margin, in a southerly direction, a distance of 75 feet to the point of beginning.

BEING the same property conveyed to Brittlestar Properties, LLC, a Tennessee Limited Liability Co. by Quitclaim Deed of record in Record Book 11234, page 984, of the Register's Office of Davidson County, Tennessee.

SUBJECT to Right of Way Deed to State of Tennessee of record in Book 2021, page 449, Register's Office of Davidson County, Tennessee; any and all matters of record affecting the subject property and zoning regulations of the appropriate governing body.