WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

B. HAMIDY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/06/04 09:54 2pgs
Fees:13.00 Taxes:962.00

20041206-0144607

LARRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 995 Main Street, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Behi Hamidy	SAME	MAP 93-10 PAR 41
(NAME)	(NAME)	
511 8TH AVENUE SOUTH		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(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, **J. D. EATHERLY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEHI HAMIDY**, HEREINAFTER CALLED THE GRANTEE, HIS 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 a portion of Lot "D" on the plan of Palmer Place of record in Book 57, page 117, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod situated in the west margin of 8th Avenue South and the north margin of Palmer Place, said point being the southeast corner of the property herein described; thence along the north margin of Palmer Place, N 89 deg. 49' 40" W, a distance of 107.49 feet to an iron rod situated in the east margin of Metro Alley No. 115; thence along said margin of alley, N 09 deg. 31' 45" W, a distance of 70.91 feet to an iron rod situated in the southwest corner of the 501 Partnership property of record in Deed Book 9055, page 261, R.O.D.C. TN; thence, leaving said alley and along 501 Partnership's south property line, S 89 deg. 49' 40" E, a distance of 107.49 feet to an iron rod situated in the west margin of 8th Avenue South; thence, along said road, S 09 deg. 31' 45" E, a distance of 70.91 feet to the point of beginning and containing 7513.11 square feet or 0.172 acres of land, more or less.

Being the same property conveyed to J. D.Eatherly by deed of record in Book 9668, page 573, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This instrument was prepared without the benefit of title insurance.

This is improved property, known as 511 8th Avenue South, Nashville, TN 37203
(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.

Witness my hand this 2nd day of December, 2004.

J. D. Eatherly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, J.D. Eatherly the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2004.

Commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Notary Public