WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/04 13:31 2pgs
Fees:13.00 Taxes:1528.10

20041228-0153077

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $413,000.00

Affiant

Subscribed and sworn to before me this 27 day of December, 2004

Notary Public

My Commission expires: 2/20/06

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daryoosh Hajizadeh	SAME	106-06-0-019.00
708 Murfreesboro Pike		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard G. Decker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daryoosh Hajizadeh, Kamal Hajizadeh, and Masoud J. Baluch, Masoud J. Baluch**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning at an iron rod situated at the northwest corner of the intersection of Murfreesboro pike and Arlington Avenue. Thence, with said road, North 64 degrees 14 minutes 50 seconds West, a distance of 203.65 feet to an iron rod at a common corner with the property conveyed to Louis Building Corporation of record in book 9606, page 310, Register's Office for Davidson County, Tennessee; thence leaving said road, North 26 degrees 13 minutes 27 seconds East, a distance of 204.89 feet to an iron rod; thence South 64 degrees 04 minutes 18 seconds East, a distance of 220.94 feet to an iron rod in the westerly margin of Arlington Avenue; thence with said road, South 31 degrees 03 minutes 30 seconds West, a distance of 205.09 feet tot he point of beginning and containing 43407.88 square feet or 0.99 acres of land more or less, according to a survey by Allen R. Trumbo, Jr. R.L.S. #1127, Land Surveying Consultants, 202 Jefferson Pike, Smyrna, Tn 37167, dated April 25, 2003, Job No. 23050.

Being the same property conveyed to Richard G. Decker, by deed from Estate of F. Bernard Evers, Jr., Charles K. Evers and Martha Evers Templeton, on May 27, 2003, of record in Instrument Number 20030528-0072110, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 155, Register's Office Davidson County, Tennessee.
- Subject to all matters of record in Instrument Number 20030929-0143398, Register's Office Davidson County, Tennessee.
- Easement for Sewer of record in Book 1684, page 53, Register's Office Davidson County, Tennessee.
- Easement for Electric and Terms as stated in Book 1680, page 209, Register's Office Davidson County, Tennessee.
- Leases of record in Book 5876, page 720; and in Book 9576, page 321, Register's Office Davidson County, Tennessee.

This is improved property known as: **708 Murfreesboro Pike, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 21, 2004.

Richard G. Decker

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard G. Decker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 21, 2004

My commission expires _____

Notary Public

TAD E. MILLETTE
Notary Public, Fulton County, Georgia
My Commission Expires March 31, 2008