Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/05 12:11 3 pgs
Fees:18.00 Taxes:1702.00

20050203-0012809

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Hardin Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad T. Nazemi (NAME)	same (NAME)	MAP 173
9439 Gentlewind Drive (ADDRESS)	(ADDRESS)	PARCEL 145
Brentwood, TN 37027 (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, WE, Robert J. Lenard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammad T. Nazemi and wife, Shohreh Hassanzadeh

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:

Beginning at an existing iron pin in the northeasterly margin of Nolensville Road, the southwesterly corner of the Hills Chapel Church of Christ lands, and also being the northwesterly corner of the property herein described; thence leaving Nolensville Road and with a fence and rock wall along the southerly line of the Hills Chapel Church of Christ Lands and partially with the southerly margin of Harbor Road, North 74 deg. 55′ East 578.45 feet to a point; thence continuing with the southerly margin of Harbor Road, North 76 deg. 47′ 06" East 225.14 feet to an existing iron pin in the westerly line of the John Henry Byrd Lands of record in Book 1257, page 210, Register's Office for Davidson County, Tennessee; thence with the said westerly line of said Byrd Property, and with an established fence line, the following calls and distances: South 19 deg. 14′ 09" East 230 feet to a cedar tree; thence South 56 deg. 59′ 09" East 28.0 feet to another cedar tree, thence South 80 deg. 59′ 09" East 52.0 feet to a set iron pin; thence leaving Byrd's line South 56 deg. 36′ 08" West 396.70 feet to a set iron pin; thence North 31 deg. 30′ West and with Royal Land Company's line 248.0 feet to a set iron pin; thence continuing with Royal Land Company's line South 55 deg. 52′ 08" West 357.57 feet to a set iron pin in the northeasterly margin of Nolensville Road; thence with the curving margin of Nolensville Road and in a generally northwesterly direction 300 feet to the point of beginning, and containing 5.00 acres, more or less.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6310 Nolensville Road, Nashville, TN 37211
(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 1st day of February, 2005

Robert J. Lenard

Robert J. Lenard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Lenard

the bargainor _____, with whom I am personally acquainted or proved to me 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 at Nashville, Tennessee, this 1st day of February 2005.

Commission expires 11/26/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Robert J. Lenard by deed from Roger W. Dixon of record in Book 9306, page 759, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record including sewer easements of record in Instrument Nos. 20030808-0113199 and 20040310-0027424 and ingress and egress easement of record in Book 5674, page 863, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.