This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Mohammad T. Nazemi and Shohreh Hassanzadeh
9439 Gentlewind Drive
BRENTWOOD TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 181
PARCEL 182.00
06D-72275

Davidson County DEEDWARR
Recvd: 02/16/05 10:45 3 Pgs
Fees:18.00 Taxes:2497.50
20050216-0017602

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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 D. Galloway and Phillis E. Galloway, Trustees of THE ROBERT D. GALLOWAY, SR. AND PHYLLIS E. GALLOWAY LIVING TRUST, dated 2/27/01, a revocable living trust, as to a one-half undivided interest, and Gene H. Smith and wife, Patricia C. Smith, as to a one-half undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mohammad T. Nazemi and wife, Shohreh Hassanzadeh, as tenants by the entirety, 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 the 6th Civil District of Davidson County, Tennessee, and being Tract 6, described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated September 11, 1981, and known as Job No. 81 200, as follows:

BEGINNING on an iron pin on westerly margin of Nolensville Road, said point of beginning being the southeast corner of this tract and also being 525.00 northwesterly from the northeast corner of the Hackney land of record in Book 4919, Page 991, said Register's Office; thence with the margin of said road the following calls: N35°40'28"W, 77.76 feet to an iron pin; thence N 37°31'30"W, 163.66 feet to an iron pin; thence N39°26'23"W, 37.50 feet to an iron pin; thence leaving the margin of said road S49°11'48'W, 1,202.83 feet to an iron pin in the fence line; thence with a fence S89°13'23"E, 97.97 feet to an iron pin; thence N87°05'24"E, 123.78 feet to an iron pin; thence S86°45'25"E, 117.08 feet to an iron pin; thence leaving said fence N52°38'02", E 932.18 feet to the point of beginning, containg 6.05 acres, more or less.

BEING the same property conveyed to Gene H. Smith and wife, Patricia C. Smith by Quitclaim Deed from William T. Berry, Trustee, of record in Book 10050, Page 799, as to a one-half undivided interest and by deed from Robert D. Galloway, Sr., and Phyllis E. Galloway to Robert D. Galloway, Sr., and Phyllis E. Galloway, as Trustees, THE ROBERT D. GALLOWAY, SR. AND PHYLLIS E. GALLOWAY LIVING TRUST, dated February 27, 2001. This is a Revocable Living Trust, of record in INST: 20010305-0020415, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to Memorandum of Lease Agreements of record in INST: 20011214-0138459; as assigned in INST: 20011214-0138460; Memorandum of Agreement between Sprint Spectrum and Nextel South Corp. of record in INST: 200007070067370; Consent, Waiver and Agreement of record in INST: 20001009-0099876; Power Line Easements of record in Book 7598, Page 90 and Book 10574, Page 314, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is unimproved property known as 6331 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 Mohammad T. Nazemi and wife, Shohreh Hassanzadeh, their heirs and assigns, forever; and we, Robert D. Galloway, Sr. and wife, Phillis E. Galloway, Trustees of THE ROBERT D. GALLOWAY, SR. AND PHYLLIS E. GALLOWAY LIVING TRUST, dated February 27, 2001, and Gene H. Smith and wife, Patricia C. Smith, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9th day of February, 2005.

THE ROBERT D. GALLOWAY, SR. AND PHYLLIS E. GALLOWAY LIVING TRUST, dated February 27, 2001.

Robert D. Galloway, Trustees

Phyllis E. Galloway, Trustee

Gene H. Smith

Patricia C. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gene H. Smith and Patricia C. Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of February, 2005.

NOTARY PUBLIC

HAROLD REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3-25-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Robert T. Galloway, Sr., and Phyllis E. Galloway with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 15th day of February, 2005.

My Commission Expires 3-25-06

Notary

HAROLD REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 675,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of February, 2005.

NOTARY PUBLIC
My Commission Expires:

ERNEST B. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires MAY 24, 2008