This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050144

Davidson County DEEDWARR
Recvd: 03/29/05 09:37 2 pgs
Fees:13.00 Taxes:1147.00
20050329-0033364

Send Tax Bills To:
SAME

New Owner is:
Las Palmas Enterprises, Partnership
3288 Ezell Pike
Nashville, TN 37211

MAP: 134
PARCEL: 133.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Katayoun Mohamadi**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Las Palmas Enterprises, Partnerhsip** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:.

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, in the subdivision of Grigg's 29.5 acre tract, described according to a survey made by Watkins and Murray, surveyors, January 21, 1948, as follows:

Beginning on the northwesterly margin of Ezell Road at the common corner of Lots 4 and 5, said beginning point being 400 feet west of the westerly margin of Antioch Pike; thence with the line between Lots 4 and 5; northwestwardly 335 feet to the easterly line of tract 2; thence with the easterly line of said tract northeastwardly 100 feet to the corner of Lot Nos. 3 and 4; thence with the line between said lots; southeastwardly 315 feet to the northwesterly margin of Ezell Road; thence with said Road, westwardly 100 feet to the point of beginning.

Being the same property conveyed to Katayoun Mohamadi from H.K. Najafabadi by Deed dated 10/31/02, recorded 11/07/02, in Instrument No. 200211070137210, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of March, 2005.

GRANTOR:

Katayoun Mohamadi

Katayoun Mohamadi

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Katayoun Mohamadi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24 day of March, 2005.

Notary Public

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2006

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

SWORN TO and subscribed before me this 24 day of March, 2005

NOTARY PUBLIC

My commission expires:

_____

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2006