Davidson County DEEDWARR
Recvd: 04/08/05 10:17 2 pgs
Fees:13.00 Taxes:925.00
20050408-0038726

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Afshin Yazdian**
Address **655 Harpeth Trace Drive**
City/State/Zip **Nashville, TN 37221**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00, Mertech Realty, a Tennessee general partnership,** has this day bargained and sold, and does hereby transfer and convey unto **Afshin Yazdian, a married person, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129 and corrected in Plat Book 6386, page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being a part of the same property conveyed to Mertech Realty, L.P., a Tennessee limited partnership, by Deed from Joseph N. Barker, Trustee under Trust Agreement dated April 13, 1992, with full power to mortgage, transfer, convey, sell, or encumber without the joinder of any beneficiary, of record in Book 9203, page 372, Register's Office for Davidson County, Tennessee. Mertech Realty, L.P., a Tennessee limited partnership, is now known as Mertech Realty, a Tennessee General Partnership, pursuant to a Certificate of Merger filed at the Tennessee Secretary of State's Office and subsequently recorded in Instrument Number 20000104-0001049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 130-12-O-A-31-CO

This is unimproved property known as: 26 Inveraray, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **1st** day of **April, 2005.**

Mertech Realty

By: Scott Sohr, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED before me, Jeffrey C. Horn, of the state and county mentioned, Scott Sohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Partner of Mertech Realty, the within named bargainor, a general partnership, and that such Scott Sohr executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership as Partner.

WITNESS MY HAND and official seal at office, this **1st** day of **April, 2005.**

Commission expires 1/26/08

Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, ~~for this transfer~~ is ~~$250,000.00~~

Affiant

Subscribed and sworn to before me, this the 1st day of April 2005.

My commission expires: 1/26/08

Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008