RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/05 14:09 2 pg
Fees:13.00 Taxes:841.75

20050411-0039809

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,500.00.

Affiant

Subscribed and sworn to before me on April 8, 2005.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20679SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nisar A. Mohammadi Wrishmina Mohammadi 5002 Raywood Lane Nashville, TN 37211	SAME	181-01-A-131

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bryan Travis Young and wife, Heather Nicole Young, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nisar A. Mohammadi and wife, Wrishmina Mohammadi, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Sugar Valley, Section Four, of record as Instrument No. 20000523-005144 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Bryan Travis Young and Heather Nicole Tarvin. as joint tenants with the right of survivorship, by Deed from Yazdian Construction, Inc., of record as Instrument No. 20010129-0008425. Heather Nicole Tarvin is now known as Heather Nicole Young.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record as Instrument No. 20000523-005144 in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6765 Sugar Hill Drive, Nashville, TN 37013.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on April 8, 2005.

Bryan Travis Young

Heather Nicole Young

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 8, 2005, before me, the undersigned, personally appeared Bryan Travis Young and wife, Heather Nicole Young to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 8, 2005.

NOTARY PUBLIC

My Commission Expires:

AMY ADAMS COWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC
AT LARGE
Amy Adams Cowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE