File Box 8

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 05/13/05 13:10 3 pgs
Fees:18.00 Taxes:1295.00
20050513-0054334

G# 2861-1

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert Cabral 212 Hicks Road Nashville, TN 37221	"New Owners"	Map 142-11-0 Parcel 167.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, FOOROOD AMIRMADHI AND GOLI SOTOOHI, hereinafter collectively called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto ROBERT CABRAL, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Woodside Subdivision, as of record in Plat Book 9700, Page 435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Foorood Amirmadhi and wife, Goli Sotoohi, by Warranty Deed dated June 22, 2001, from Mohsen Malakouti and wife, Tahere Mirghavami, of record in Instrument No. 20010628-0068411, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 10967, Page 119, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee.

THIS is improved property, known as: 212 Hicks Road, Nashville, Tennessee 37221.

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, his heirs and assigns, forever; and the undersigned Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and the Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Notwithstanding the above, Richard R. Rooker, Clerk of Circuit Court, shall have no liability or responsibility for the above recited warranty of title and has executed this Deed on behalf of the interest of Foorood Amirmadhi exclusively in his capacity as Clerk of Circuit Court as directed by court orders entered March 29, 2005 and April 11, 2005. A copy of said orders appear of record as Exhibits "A" and "B" hereto.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of May, 2005.

Goli Sotoohi

Foorood Amirmadhi

By: _____

Richard R. Rooker, Clerk of Circuit Court as directed by Orders dated 3/29/05 and 4/11/05 of the Circuit Court entered in Docket No. 04D-1822.

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 Goli Sotoohi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 11th day of May, 2005.

Notary Public
My commission expires: 3/22/09

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Richard R. Rooker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Clerk of Circuit Court for Davidson County, Tennessee, being authorized and directed by such Court to execute the above document on behalf of Foorood Amirmadhi, and that he as such Clerk of Circuit Court executed the foregoing instrument on behalf of and as the personal act and deed of the said Foorood Amirmadhi for the purpose therein contained, by signing the name of Foorood Amirmadhi by himself as Clerk of Circuit Court.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2005.

Angela G. Batson
Notary Public
My commission expires: 5-28-06

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this
11th day of May, 2005.

Katherine Goodson
Notary Public
My commission expires: May 30, 2007

KATHERINE GOODSON
NOTARY PUBLIC