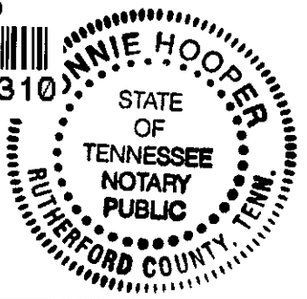
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/05 09:52 2 pgs
Fees:13.00 Taxes:925.00
20050524-0058310



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2005

Connie Hooper
Notary Public:

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jamshid Sharifi	NEW OWNER	Map 181
316 Granny White Pike		Group
Brentwood, TN 37027		Parcel 4

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Earl C. Darnell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jamshid Sharifi, married

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:

Tract 1:
Land in the 5th and 6th, formerly the 7th, Civil Districts of Davidson County, Tennessee,described according to a survey made by Geo. W. Watkins, Surveyor, February 29, 1956, as follows:

Beginning at a point in the center of the New Nolensville Pike or State Highway 11, 207.5 feet northwesterly from the southeast corner or most southerly point of the property conveyed to J.M. Roland and wife, by deed from Margaret Annett Sneed and husband, of record in Book 2092, Page 121, Register's Office for said County; thence with the center of said Pike, North 48 deg. West 188.5 feet and North 45 deg. West 80 feet; thence South 48 deg. 30' West 200 feet to a 12 inch oak; thence South 4 deg. 45' East 107.3 feet to an iron pin; thence North 82 deg. East 328.5 feet to the beginning.

Tract 2:
Two adjacent triangular tracts that join at the vertex and lie wholly within the Fifth and Sixth Civil District, Davidson County, Tennessee, and bound, in general, by Williams on the west, Muller on the north, Nolensville Pike (US 31A) on the east and Melvin (formerly Earhart) on the South.

Beginning at a concrete monument in the west margin of Nolensville Pike, the northeast corner of the Melvin (formerly Earhart) tract; thence with the west margin of said Pike, North 35 deg. 30' West passing 67.7 feet to an iron pin; thence a new line, South 29 deg. 30' West passing at 167 feet, a marked tract in the north line of Melvin and continuing for a total length of 277 feet to a stake in Williams east line; thence with his east line, South 83 deg. 30' East 56 feet to Melvin's northwest corner; thence with her north line, North 4 deg. 45' West 107.3 feet to the above mentioned marked tract and South 48 deg. 30' West 141.0 feet to the point of beginning, according to a survey made by C.K. McLemore on March 7, 1964.

Being the same property conveyed to Earl C. Darnell by deed from Vicki Ferguson and Willie Margaret Sisk of record in Instrument 20040414-0041990, dated April 2, 2004, Register's office said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 7, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6573 Nolensville Road, Brentwood, TN 37027

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 we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be

applicable to all genders.

Witness my hand this 23rd day of May, 2005.

Earl C. Darnell

Earl C. Darnell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl C. Darnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of May, 2005.

My Commission Expires: 2-24-09

Connie Hooper

Notary Public

