Davidson County DEEDWARR
Recvd: 06/02/05 15:56 2 pgs
Fees:13.00 Taxes:592.00

20050602-0062777

WARRANTY DEED

B-OWN-05-1023

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Fereidoom Davachi
Affiant

Subscribed and sworn to before me this 23rd DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE
(AFFIX SEAL) PATRICIA ANN MOORE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fereidoom Davachi	new owner	
1023 Downey Drive	(NAME) 794 Saussy Place	102-14-11
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DON ROBINSON AND JOYCE FLATT ROBINSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FEREIDOOM DAVACHI AND WIFE, ASHRAF JALLILNEZHAD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NOS. 22 AND 23 ON THE PLAN OF BROOK MEADE ADDITION, SECTION 1, AS OF RECORD IN BOOK 2663, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF DOWNEY DRIVE AT THE CORNER OF LOTS NOS. 21 AND 22 ON THE SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 21 AND 22 NORTHWESTWARDLY 204.8 FEET TO THE SOUTHWEST CORNER OF THAT PART OF SAID LOT NO. 22 CONVEYED TO THE STATE OF TENNESSEE BY DEED FROM J. B. DOWNEY AND SONS, INC., OF RECORD IN BOOK 3032, PAGE 353, SAID REGISTER'S OFFICE; THENCE WITH SAID STATE'S SOUTHEASTERN BOUNDARY LINE, NORTHEASTWARDLY 173 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THAT PART OF SAID LOT NO. 23 CONVEYED TO THE STATE OF TENNESSEE, BY DEED FROM J. B. DOWNEY AND SONS, INC., OF RECORD IN BOOK 3032, PAGE 371, SAID REGISTER'S OFFICE; THENCE WITH SAID STATE'S LINE SOUTHEASTWARDLY 55 FEET AND NORTHEASTWARDLY 188 FEET, MORE OR LESS, TO THE NORTHWESTERLY MARGIN OF SAID DOWNEY DRIVE; THENCE WITH THE SAME SOUTHWESTWARDLY 284 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DON ROBINSON AND JOYCE FLATT ROBINSON BY QUITCLAIM DEED RECORDED JULY 11, 1983 IN BOOK 6092, PAGE 246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1023 Downey Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of May, 2005.

Don Robinson
Don Robinson

Joyce Flatt Robinson
Joyce Flatt Robinson

STATE OF Tennessee
COUNTY OF Davidson

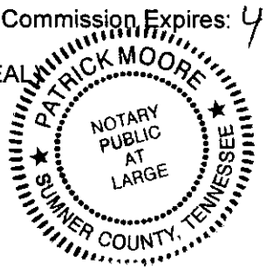
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don Robinson and Joyce Flatt Robinson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 23rd day of May, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903