PLEASE RECORD & RETURN TO:
THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21005J

MAP/GROUP/PARCEL:
026-05-0/089.00

Davidson County DEEDWARR
Recvd: 06/28/05 08:41 2 pgs
Fees:13.00 Taxes:762.20
20050628-0073922

NEW OWNER'S NAME AND ADDRESS:
IRAJ BARAHIMI AND MOHAMMAD REZA SHARIATI
17 Castlewood Court
Nashville, TN. 37215

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SATE N. FOLAD AND WALLY FOLAD, AS TENANTS IN COMMON, hereinafter called Grantors, do hereby transfer and convey unto IRAJ BARAHIMI, A MARRIED MAN, AND MOHAMMAD REZA SHARIATI, A MARRIED MAN, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 AND THE EAST ONE-HALF OF LOT NO. 17 ON BLOCK "H" ON THE PLAN OF THE FOURTH ADDITION OF ROSCOE PLACE SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is property commonly known as 106 Rivergate Pkwy., Goodlettsville, Tennessee 37072.

Subject property is a commercial building purchased by Grantors as investment property. Grantors, nor any member of their immediate family have occupied property as primary residence.

BEING the same property conveyed to Grantors herein by deed of record in Inst. No. 20011009011003 8, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

SATE N. FOLAD

WALLY FOLAD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SATE N. FOLAD AND WALLY FOLAD, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 3rd day of June, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $206,000.00.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of June, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE