McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 07/05/05 10:34 2 pgs
Fees:13.00 Taxes:1221.00
20050705-0076689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

(Notary Stamp)

...tual consideration or value, whichever is greater, for this transfer is ...0.00

Affiant

...bed and sworn to before me, this 30th day of June, 2005.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jack Steakley	NEW OWNER	**1801:M/P105-12-17;1803:M/P105-12-16**
1801-1803 Nolensville Road		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mohammad Mark Sarmadi , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack Steakley

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: 1803 Nolensville Road (Map/Parcel 105-12-16) Land in Davidson County, Tennessee, Being the northerly 68 feet of Lot No. 12 and the southerly 12 feet of Lot No. 13 on the Plan of the Subdivision of Lot Nos. 4, 5 and 6 and parts of Lot Nos. 2 and 3 of the Mallory Property, as of record in Book 161, page 55, Register's Office for Davidson County, Tennessee. Said parts of Lot Nos. 12 and 13 front together 80 feet on the westerly side of Nolensville Pike and run back between parallel lines 150 feet to an alley.

Tract 2: 1801 Nolensville Road (Map/Parcel 105-12-17) Land in Davidson County, Tennessee, Being the northerly 28 feet of Lot No. 13 and southerly 35 feet of Lot No. 14 on the Plan of the subdivision of Lot Nos. 4, 5 and 6, said parts of Lot Nos. 2 and 3 of the Mallory Property, as of record in Book 161, page 55, Register's Office for Davidson County, Tennessee. Said parts of Lot Nos. 13 and 14 front together 63 feet on the westerly side of Nolensville Pike and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mohammad Mark Sarmadi, by Warranty Deed, from Mary Ruth Brewer, unmarried, of record in Instrument No. 20050421-0044320, Dated April 20, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, page 55, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1801-1803 Nolensville Road, Nashville, TN 37210.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 30th day of June, 2005.

Mohammad Mark Sarmadi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Mohammad Mark Sarmadi, the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 30th day of June, 2005.

Notary Public

My Commission Expires:

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **05338-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

MY COMMISSION EXPIRES:
MARCH 14, 2009