WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/05 12:10 2 pg:
Fees:13.00 Taxes:277.50
20050808-0093336

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Nader Karshenas**
Address **1106 Lipscomb Drive**
City/State/Zip **Brentwood, TN. 37027**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Amir Arab ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Nader Karshenas, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No.'s 71, 89, & 90 on the Plan of Section 1, Woodland Forest, of record in Plat Book 6900, pages 534-536, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being a part of the same property conveyed to S & A Construction, LLC., by Warranty Deed from Yon H. Burton, unmarried, of record in Instrument No. 20020506-0055353 and by Warranty Deed from Alan J. St. Lawrence and wife, Deborah F. St. Lawrence, of record in Instrument No. 20020507-0056198, and further conveyed to Amir Arab, by Quit Claim Deed from S & A Construction, LLC., dated March 30, 2004, of record in Instrument No. 20040414-0042038, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This Warranty Deed was prepared by information furnished by Grantor. No title search was preformed nor was title insurance issued as part of this transaction.

Map-Parcel No.'s: Map 114 Group 14A Parcel 71
Map 114 Group 14A Parcel 89
Map 114 Group 14A Parcel 90

This is unimproved property known as: 236 Deer Pointe, Nashville, TN. 37209 (Lot 71)
104 Hunters Run, Nashville, TN. 37209 (Lot 89)
108 Hunters Run, Nashville, TN. 37209 (lot 90)

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **5th** day of **August, 2005.**

Amir Arab

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

PERSONALLY APPEARED before me **the undersigned**, a Notary Public in and for said County and State, **Amir Arab** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **5th** day of **August, 2005.**

Commission expires _____

C. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$75,000.00**

Affiant

Subscribed and sworn to before me, this the 5th day of August,2005.

My commission expires:

Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009