WARRANTY DEED

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 28, 2008

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$95,500.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2005.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hassan Eslami	**SAME**	**105-07-174.00**
109 Rains Avenue	Davidson County DEEDWARR Recvd: 08/25/05 13:57 2 pgs Fees:13.00 Taxes:353.35	
Nashville, TN 37203	20050825-0101823	

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,

Thomas L. Baldassare

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

Hassan Eslami

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:

Land in Davidson County, Tennessee, being the north 50 feet on the south 150 feet of the east half of Block "B", on the Plan of Merritt Lands, as of record in Minute Book "N", page 241, County Clerk's Office for Davidson County,Tennessee, described as follows:

Beginning at the westerly margin of Rains Avenue 100 feet northerly from the northerly margin of Merritt Avenue; thence with the westerly margin of Rains Avenue northerly 50 feet; thence at right angles, westerly 150 feet to the easterly margin of an alley; thence with said alley southerly 50 feet; thence easterly 150 feet to the beginning.

This being the same description as described in previous deed.

Being the same property conveyed to Vincent R Baldassare, by Deed from Thomas L Baldassare, dated 08/01/2004, of record in Instrument No. 200408110096919, Register's Office for Davidson County, TN.

Further conveyed to Thomas L. Baldassarre by Quitclaim Deed from Vincent R. Baldassarre dated 7/23/05 and recorded in Instrument No. 20050725-0086082.

This is improved property, known as **109 Rains Avenue, Nashville, TN 37203**

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 convenant 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 **18th** day of **August, 2005.**

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

Thomas L. Baldassare

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Thomas L. Baldassare,** the within named seller, 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, at office, this **18th** day of **August, 2005.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 28, 2006