Prepared by: John G. Doak, Sr., Atty, 2525-A Lebanon Road, Nashville, TN 37214-2414 BPR # 002343

# Warranty Deed

From: Lee W. Grim and wife Carole J. Grim

To: Mohammad B Shahebrahimi and Wife Nahid Mohammadzadeh

Address: 128 Haverford Drive, Nashville TN 37205

Send Tax Bills To: Same

Map 119-01-0 Parcels 287and 288

Davidson County DEEDWARR
Recvd: 09/07/05 15:12 2 pgs
Fees:13.00 Taxes:370.00
20050907-0107757

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is: $ 100,000.00

Sworn to and subscribed before me on: 8/17/2005

My Commission Expires: 11/22/2008

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand ($100,000.00) Dollars, of which $20,000.00 has already been paid in Cash to Grantors, Lee W. Grim and wife Carole J. Grim, by Grantee, Mohammad B. Shahebrahimi, and for the balance Grantee has executed and delivered to Grantors a purchase money Deed of Trust note payable to the order of Grantors or before the August 1st 2006, together with interest at the rate of 10% per annum and payable monthly in arrears on the outstanding balance the first such payment to be on or before September 1st 2005 together with a purchase money Deed of Trust to Robert Stratton, as Trustee for Grantors for the purpose of securing payment of the same when and as due; and in exchange said Grantors, Lee W. Grim and wife Carole J. Grim, have this day bargained and sold, and do hereby transfer and convey unto Grantee Mohammad B. Shahebrahimi, heirs and assigns, the following described real estate in Davidson County Tennessee.

TRACT 1:
Being parts of Lots 52and 53 of the W. G. Thuss Addition, Nolensville Pike, as of record in Book 332, page 149, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the north line of Oriel Avenue in the southeast right of way I-440; thence northeastwardly along the southeast right of way of I-440 a distance of one hundred twenty (120) feet, more or less, to a point in the property line between Houston-McCord and Lee W. Grim in the east line of Austin Avenue if extended northwardly; thence southwardly along the property line between Houston-McCord and Lee W. Grim, along the west line of said Austin Avenue if extended northwardly a distance of one hundred (100) feet, more or less, to a point in the north line of Oriel Avenue; thence westwardly along the north line of said Oriel Avenue a distance of sixty (60) feet, more or less, to the point of beginning, containing 0.061 acre, more or less.

Being the same property conveyed to LEE W. GRIM AND WIFE, CAROLE J. GRIM, by deed from HOUSTON-MCCORD REALTY COMPANY, of record in Book 6394, page 705, dated July 10, 1984, said Register's Office.

TRACT 2:
Being Lot Numbers 54, 55 and 56 in the W. G. Thuss Addition to Nolensville Pike as recorded in Book 337, page 149, of the Register's Office for Davidson County, Tennessee.

Said lots jointly front 150 feet on the North side of Oriel Street (Thuss Street) and extend back northwardly between parallel lines 150 feet to an unopened alley.

Included in the above but excluded therefrom is that portion described in the deed to the State of Tennessee of record in Book 4411, page 961, said Register's Office.

Being the same property conveyed to LEE W. GRIM AND WIFE, CAROLE J. GRIM, by deed from R.L. SLAYDEN, TRUSTEE, of record in Book 6245, page 44, dated March 1, 1984, said Register's Office.

*This is improved real property, known as: 340 Oriel Avenue*

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Mohammad B. Shahebrahimi, his heirs, successors, and assigns forever; and Grantors covenant that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, except for matters shown on the Plat, any restrictions and easements of record and lack of direct access from premises to controlled access right of way for I-440 and to any other matters which might be disclosed by an accurate stake survey and physical inspection of the premises.

Grantors further covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantee, heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantors hereby sets their hands on 8/17/2005.

Lee W. Grim

Carole J. Grim

State of Tennessee

Before me, the undersigned a Notary Public in and for Tennessee, personally appeared the within named, Lee W. Grim and wife Carole J. Grim, with whom I am personally acquainted or who provided proof of identity, and swore to and subscribed the foregoing Warranty Deed; and then did acknowledge that they and each of them had executed the same as his or her own free act and deed and for the purposes therein contained.

Witness my hand and seal at office in Davidson County, Tennessee on 8/17/2005

Notary Public

JOHN G. OAK, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/2008