Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/05 12:21 2 pgs
Fees:13.00 Taxes:268.25

20050920-0112974

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF September 2005

LAURA A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(PERSONAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parviz Moghaddam (NAME)	Same (NAME)	MAP 91-8
2420 ABBOTT MARTIN ROAD (ADDRESS)	(ADDRESS)	PARCEL 230
NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jim Irwin and wife, Judy Irwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Parviz Moghaddam and wife, Parivash Bigdeli

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:

Being Lot No. 7 on the Subdivision of Lot No. 27 etc. of the Clifton Plan, as of record in Book 161, page 68, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of 44th Avenue North, formerly Laughlin Street, at the intersection of the center line of said Avenue and the southwesterly right of way line of the N.C. & St. L. R.R., being the northeast corner of Lot N. 8 on said plan; thence with the center of said Avenue, being the line between said Lot Nos. 7 and 8 southwardly 200.3 feet to the southeast corner of said Lot No. 8; thence South 88 1/4 deg. East 156.5 feet to said right of way line; thence with same, northwestwardly to the beginning.

Being the same property conveyed to Jim Irwin and wife, Judy Irwin by deed from Sierra Construction, Inc. of record in Book 8072, page 170, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, page 68, said Register's Office.

Subject to right of way for railroad.

CONTINUED

unimproved ( )
This is improved (X) property, known as 960 44th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 our hand s this 15th day of September, 2005

Jim Irwin

Judy Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim Irwin and wife, Judy Irwin

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of September 2005.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2005 are prorated and assumed by the Grantee herein.

The legal description is the same as the preivous deed of record.