THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,700.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 10/05/05 10:40 3 pgs
Fees:18.00 Taxes:254.19

20051005-0119873

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Mohsenzdeh	Ali Mohsenzadeh	
Map & Parcel 181-201/202 Culberson Road	(NAME) 9026 Forrestlawn Drive	181-00-201/202
(ADDRESS) Antioch, Tennessee 00000-00	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHAWN S. TOULOEISANI, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALI MOHSENZDEH, AN UNDIVIDED ONE-HALF (1/2) INTEREST, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the 5th, formerly the 7th Civil District of Davidson, Tennessee, as follows:

Being Lot No. 8, on the westerly part of Lot No. 5 and the tract marked "Dower" on the Map of the partition of the estate of Lewis Battle, deceased as of record in Book 57, page 156, Register's Office of said County, described according to said map and according to deeds as follows:

Beginning at a point located in the center of Mill Creek; said point being the northeast corner of the Clyde H. Delvin, Jr. property (Tract III, Deed Book 4743, page 442) and in the northerly line of the herein described land; thence with the center of Mill Creek North 45 degrees 44 minutes East, a distance of 166.0 feet to a point located at the northwest corner of Tract 3; thence with the northerly line of Tract 3 as follows:

South 44 degrees 16 minutes East, a distance of 204.43 feet to an iron pin; South 83 degrees 20 minutes East a distance of 666.26 feet to an iron pin at the southwest corner of Tract 1; thence with the southerly line of Tract 1, South 83 degrees 20 minutes East a distance of 238.0 feet to an iron pin in the westerly line of the William Johnston property; thence with Johnston's line South 7 degrees 29 minutes West a distance 230.96 feet to an iron pin in the northerly line of the Paul E. Johnson property; thence with Johnson's line as follows:

North 83 degrees 20 minutes West a distance of 1237.50 feet to an iron pin; North 5 degrees 19 minutes East a distance of 73.55 feet to an iron pin in the northerly margin of Culbertson Road and in the southerly line of the Delvin property; thence with Delvin's line and the northerly margin of the road as follows:

North 75 degrees 39 minutes East a distance of 35.89 feet to an iron pin; North 52 degrees 04 feet East a distance of 100.00 feet to an iron pin; thence leaving the road with Delvin's line North 15 degrees 12 minutes West a distance of 80.00 feet to the point of beginning, containing 6.7 acres more or less.

Included in the above described property is a portion of an Old Family Cemetary. Ingress and egress of said Old Family Cemetary retained.

Said property is conveyed subject to such limitations, restrictions and encumbrances which may affect the premises and subject to the following Restrictive Covenants which shall run with the land of a period of twenty years from the date hereto to wit:

1. Minimum 1800 square feet of living area.
2. Residence must be 50% brick or stone to grade.
3. Only one single family residential home per lot.
4. No mobile homes or trailer.
5. No poultry, swine or cattle.
6. No obnoxious or offensive behavior.
7. Any outbuildings or barns are to be located to the rear of the residence and must be of similar or same material of residence.

Being the same property conveyed to Shawn S. Touloeisani, married, by deed from Ali Mohsenzadeh and Mohammad B. Salehzadeh of record in Instrument #: 20011108-0122870.

Subject property is unimproved property and has never been the primary residence of Shawn S. Touloeisani or his spouse.

unimproved ( )
This is improved (X) property, known as Map & Parcel 181-201/202 Culbertson Road, Antioch, Tennessee 00000-00
(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 ~~my/our~~ hand(s) this 30th day of September, 2005.

Shawn S. Touloeisani

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Shawn S. Touloeisani , the bargainor (s), with whom I am personally acquainted or proved to me 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 and official seal at Brentwood, Tennessee, this 30th day of September, 2005.

My Commission Expires: 2/15/09

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 30th day of September, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800