03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Fereidoon Davachi
Affiant

Subscribed and sworn to before me, this 6th day of October, 2005.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

03-0509-33089

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Fereidoun Davachi 794 Saussy Place Nashville, TN 37205	New Owner	092-13-0-029.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessie Paul Shirley, Jr., hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Fereidoun Davachi and wife, Ashraf Jallilnezhad, hereinafter called the Grantee, his successors 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 Lot No. 10 Block 3, on the Plan of Map of Charlotte Park Land Company's Second Addition, of record in Book 57, Pages 160 and 161, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessie Paul Shirley, Jr. by quitclaim deed from Shirley's Auto Repair, Inc. of record in Instrument No. 20051017 0125209 Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3721 Charlotte Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/17/05 15:30 2 pgs
Fees:13.00 Taxes:296.00
20051017-0125210

WITNESS my hand this 6th day of October, 2005.

Jesse Paul Shirley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jesse Paul Shirley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of October, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09