Davidson County DEEDWARR
Recvd: 11/03/05 12:39 1 pgs
Fees:13.00 Taxes:821.40

20051103-0133218

WARRANTY DEED

FOLEY-H05247

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF October, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 9/8/07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher F. Foley and Mary B. Foley	Prime Trust Bank	47-00-157
5665 Old Hickory Blvd	PO Box 210618	
Nashville, TN 37218	Nashville, TN 37221	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ZAHID A. ASHRAFI AND WIFE, JENNIFER R. BLACK-ASHRAFI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTOPHER F. FOLEY AND MARY B. FOLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lying in the 13th Civil District of Davidson County, TN and being a part of a larger tract of land belonging to Ronald Black (Tax Map #47. Parcel #125) as recorded in Deed Book 5331, page 569 at the Register's Office of Davidson County, TN and more particularly described as follows:

Beginning at a fence corner post in the West margin of Old Hickory Boulevard at the Northeast corner of Sherill and Southeast corner of the larger tract of which this is a part; thence from said point of beginning and with the North line of Sherill, North 61 degrees West, 1753.21 feet to an iron rod (old) at the Northwest corner of Sherill and in the East line of Henley; thence with said East line, North 02 degrees 04 minutes 29 seconds, West 59.67 feet to an iron rod (new); thence on a new line through Black and the following calls: South 65 degrees 37 minutes 42 seconds East, 1592.42 feet to an iron rod (new); thence South 60 degrees 00 minutes 42 seconds East, 188.16 feet to an iron rod (new) in the West margin of Old Hickory Boulevard, thence with said margin, South 26 degrees 09 minutes 51 seconds West, 202.82 feet to the point of beginning.

Being the same property conveyed to Zahid A. Ashrafi and wife, Jennifer R. Black-Ashrafi by Deed from Ronald Eugene Black and Dorothy Ann Black recorded on January 13, 1997 in Book 10317, page 824, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5665 Old Hickory Blvd, Nashville, Tennessee 37218.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 27th day of October, 2005 :

Zahid A. Ashrafi
Zahid A. Ashrafi

Jennifer R. Black-Ashrafi
Jennifer R. Black-Ashrafi

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ZAHID A. ASHRAFI AND WIFE, JENNIFER R. BLACK-ASHRAFI, 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 Sumner County, Tennessee, this 27th day of October, 2005.

Notary Public

My Commission Expires: 9/8/07

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED