THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

Sworn to and subscribed before me this 9 day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-09

Davidson County DEEDWARR
Recvd: 11/09/05 14:49 2 pgs
Fees:13.00 Taxes:621.60

20051109-0136064

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Anooshah A. Nasserizafar, etux	Same	Map 105-5
147 Governor's Way		Parcel 72
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Roberts, Jr., Valeria R. Matlock, Vanessa R. Fuqua, and Michelle R. Morton**, the only heirs-at-law of James E. Roberts, Sr., hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Anooshah A. Nasserizafar and wife, Sheila Nasserizafar**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of the Subdivision of Lots 37 and 52, O. B. Hayes Rokeby Plan, as of record in Book 547, page 2, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made by George W. Watkins, Surveyor, February 29, 1956, as follows:

Said Lot No. 9 fronts 55 feet on the westerly side of 15th Avenue, South, and runs beck between parallel lines 150 feet to an alley.

Being the same property conveyed to James E. Roberts, Sr., and wife, Anna P. Roberts, by deed from T. A. Clark and Dainey Batson, Jr., of record in Book 2601, page 79, said Register's Office, the said James E. Roberts, Sr. having since died and having been predeceased by Anna P. Roberts, leaving as his only heirs-at-law James E. Roberts, Jr., Valeria R. Matlock, Vanessa R. Fuqua, and Michelle R. Morton.

Also, being the same property conveyed to James E. Roberts, Jr., Valeria R. Matlock, Vanessa R. Fuqua, and Michelle R. Morton by quitclaim deed from Valeria R. Matlock, Administratrix of the Estate of James E. Roberts, Sr., Docket No. 04P-168, Probate Clerk's Office for Davidson County, Tennessee, of record in Instrument No. 20050802-0090569, said Register's Office.

The above-described property is not the place of usual residence of any of the Grantor's, herein.

This is improved property known as 1601 15th Avenue, South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does 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 the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, our 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 hand this _____ day of November, 2005.

JAMES E. ROBERTS, JR.

VALERIA R. MATLOCK

VANESSA R. FUQUA

MICHELLE R. MORTON

State of Tennessee)
County of Davidsson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **James E. Roberts, Jr., Valeria R. Matlock, Vanessa R. Fuqua, and Michelle P. Morton**, the Bargainer, 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 this 9 day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 5-18-09