Davidson County DEEDWARR
Recvd: 11/18/05 15:03 2 pgs
Fees:13.00 Taxes:608.65

20051118-0139835

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $164,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2005.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ali Sarabi 1219 Winding Way Nashville, TN 37216	New Owner	61-08-120

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph M. Cowan, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ali Sarabi, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING the Easterly 20 feet and 21.2 feet rear of Lot 10, all of Lot 11 and the Westerly 20 feet front and 29.5 feet rear of Lot 12, Block "D", Plan of Jackson Park, Section 2, of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee.

SAID part of Lot 10, Lot 11 and part of Lot 12 front together 100 feet on the Northerly side of Winding Way and run back between lines 180 feet, more or less, on the Westerly line and 195 feet, more or less, on the Easterly line to a line at the rear measuring 114.7 feet thereon.

BEING the same property conveyed to Joseph M. Cowan, unmarried by Warranty Deed from James M. Vaughn and wife, Kathryn K. Vaughn, dated June 14, 2002, recorded June 17, 2002, of record in Instrument Number 20020617-0073219, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 843, Page 21, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1219 Winding Way, Nashville, TN 37216

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 14th day of November, 2005.

Joseph M. Cowan

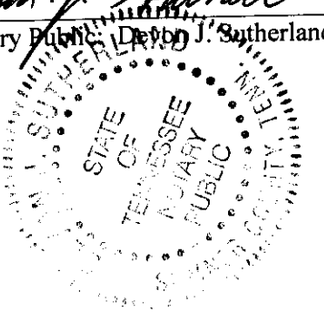
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Joseph M. Cowan, 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, this 14th day of November, 2005.

Commission Expires: 12/09/08

Notary Public: Debra J. Sutherland



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075