WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/05 12:44 2 pgs
Fees:13.00 Taxes:854.70
20051221-0152949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Sebastian	**Countrywide Home Loans, Inc.**	**Map 146-8**
(NAME) **5001 Maywood Drive**	(NAME) **3011 Armory Drive**	**Parcel 171**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ZOHREH KHANZADEH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT SEBASTIAN, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 319 on the Plan of Section Five, Crieve Hall Estates, for record in Book 2133, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 319, which is a corner lot, fronts 145 feet on the westerly margin of Maywood Drive, and fronts 131.4 feet on the southerly margin of Fieldcrest Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 165 feet on the westerly line and 150 feet on the southerly line to a point of intersection.

Being the same property conveyed to Zohreh Khanzadeh, unmarried by deed from Jack Thomas Ludy and wife, Mary A. Ludy, of record, as Instrument No. 20000316-0026803, Register's Office for Davidson County, Tennessee.

Robert L. Scruggs is signing on behalf of Zohreh Khanzadeh pursuant to the Power of Attorney of record as Instrument No. 20051221-0152948, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been paid and prorated by both parties (b) all matters appearing on the plan of record in Book 2133, page 91, said Register's Office; (c) Restrictive covenants contained in Book 2277, page 110, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5001 Maywood Drive, Nashville, TN 37211

(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 hand this 20th day of December, 2005.

Zohreh Khanzadeh, by Robert L. Scruggs, Atty. in Fact

Zohreh Khanzadeh
By: Robert L. Scruggs, Attorney in Fact

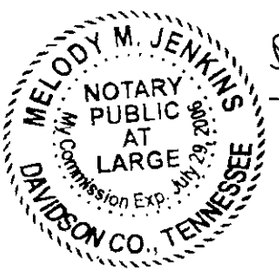
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of December, 2005, before me personally, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on **Zohreh Khanzadeh** and acknowledged that she executed the same as the free act and deed on behalf of **Zohreh Khanzadeh**.

Witness my hand and official seal this 20th day of December, 2005.

Commission expires:



Notary Public