Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County	DEEDWARR
Recvd: 01/11/06 12:16	2 pgs
Fees:13.00 Taxes:961.63	
20060111-0004258	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $259,900.00

Nicole Kalassy
Affiant

Subscribed and sworn to before me, this 4th day of January, 2006.

Carolyn A James
Notary Public
My commission expires: 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Rahim Ashari	Owner	128-03-0-B/40.00
804 Huntwood Pl		
Nashville TN 37221-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Zabiollah Shahosseini, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Rahim Ashari and wife, Latifa Ashari, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 40 on the Plan of Williamsport Section Two of record in Book 9700 Page 705 Register's Office for Williamson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zabiollah Shahosseini by deed from Shaw Construction Company of record in Instrument No. 20051007-0121720 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Williamsport Section Two of record in Book 9700 Page 705, Register's Office for Davidson County, Tennessee 3) Charter of Williamsport Homeowner's Association of record in Book 9144 Page 697 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9144 page 703 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 804 Huntwood Pl, Nashville, Tennessee 37221-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 4th day of January, 2006.

Zabiollah Shahosseini

Azadeh J. Shahosseini

Who joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zabiollah Shahosseini and Azadeh J. Shahsosseini, 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 Brentwood, Tennessee, this 4th day of January, 2006.

Notary Public

My Commission expires: 4/2.05

FILE NO: WG1287

