Davidson County DEEDWARR
Recvd: 01/18/06 12:51 2 pgs
Fees:13.00 Taxes:638.25

20060118-0006684

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $172,500.00.

Subsribed and sworn before me this the 18th day of January, 2006.

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 501025
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Ali Eugene Sohrabi
6861 Scarlet Ridge Drive
Brentwood, TN 37027

Send tax bills to:
First Horizon Home Loans d/b/a
1555 West Walnut Hill Lane
Irving, TX 75038

Map 181-10-A Parcel 46

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,

Mike E. Eischen and Natalie Eischen, Husband and Wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ali Eugene Sohrabi, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 207 on the Plan of First Revision, Final Plat, Phast Two, Autumn Oaks Subdivision, of record in Plat Book 11700, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Mike E. Eischen by Deed dated September 21, 2001 of record in Instrument Number 20011003-0107572, said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Natalie Eischen, wife of Mike E. Eischen, joins in the execution of this instrument for the purpose of relinquishing all of her marital interest in said property.

THIS IS IMPROVED PROPERTY KNOWN AS 6861 Scarlet Ridge Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 18th day of January, 2006.

Mike E. Eischen

Natalie Eischen

Mike E. Eischen

Natalie Eischen

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 Mike E. Eischen and Natalie Eischen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 01/18/06.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006