WARRANTY DEED	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.** Affiant Subscribed and sworn to before me, this the 24th day of February, 2006. Notary Public My commission expires: 7/21/07 (AFFIX SEAL)

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric Finney	**SAME**	**08709006800**
208 Samuel Court		
Hermitage, Tn 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael M. Shahsavari

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Finney, an unmarried man

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. 13 on the Plan of New Hope Estates, Phase One, of record in Book 9700, page 319, Register's Offfice for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael M. Shahsavari , an unmarried man dated 8/8/97 and recorded 8/12/97 in Book 10566, page 112, Register's Office for Davidson County, Tennessee.

Subject to Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 9700, page 319, Register's Office for said County.

Subject to Restrictive Covenants as contained in Book 11665, page 811 and in Instrument # 200003220029281, and subject to conditions/easements as mentioned in Book 10566, page 112, Register's Office for said County.

Laura Shahsavari joins in conveyance to release any and all interest in said property.

This is improved (__x__) Unimproved (____) property, known as **208 Samuel Court, Hermitage, Tn 37076**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **24th** day of **February, 2006.**

Michael M. Shahsavari
Michael M. Shahsavari

Laura Shahsavari
Laura Shahsavari

Davidson County DEEDWARR
Recvd: 03/01/06 10:23 2 pgs
Fees:13.00 Taxes:758.50

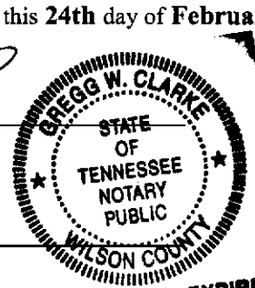
20060301-0023422

All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-5[illegible] (615) 883-7543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Michael M. Shahsavari and Laura Shahsavari,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **February, 2006.**



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JAN 12, 2010