Davidson County DEEDWARR
Recvd: 03/30/06 14:20 2 pgs
Fees:13.00 Taxes:592.00

20060330-0036236

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

ANGELA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

B-TRA-06-330

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge A. Guordado	Jorge A. Guordado	
330 East Thompson Lane	(NAME) 330 East Thompson Lane	119-04-107.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MANIGE H.M. KHAH AND HUSBAND, SAM Z. POUR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JORGE A. GUORDADO AND WIFE, ROSA E. GUORDADO, hereinafter called the Grantee(s), their heirs and assigns, that 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. 122 ON THE MAP OF GLENCLIFF ESTATES, SECTION THREE, OF RECORD IN BOOK 1424, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 122 FRONTS 139 FEET ON THE SOUTHEASTERLY SIDE OF THOMPSON LANE, AS MEASURED AROUND A SLIGHT CURVE, AND RUNS BACK 270 FEET ON THE EASTERLY LINE AND 260.4 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 53.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MANIGE H.M. KHAH BY QUITCLAIM DEED FROM SAM Z. POUR RECORDED JANUARY 26, 1996 IN BOOK 9928, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Sam Z. Pour joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 330 East Thompson Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 29th day of March, 2006.

Manige H.M. Khah

Sam Z. Pour

STATE OF Tennessee
COUNTY OF Davidson

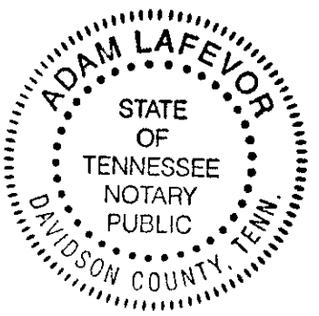
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Manige H.M. Khah and Sam Z. Pour, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903