(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-8

(AFFIX SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

Davidson County DEEDWARR
Recvd: 03/31/06 11:32 2 pgs
Fees:13.00 Taxes:925.00

20060331-0036580

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammed A. Afzali	owner	Map 105-16/Parcel 287.00
(NAME)	(NAME)	
8052 Arbor Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, John R. Hill and Holly H. Hill , husband and wife HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammed A. Afzali and Safeha Afzali, husband and wife, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 6th Civil District of Davidson County, Tennessee, being a portion of Lot No. 1 on the Plan of South Highland Subdivision, as of record in Book 421, page 106, Register's Office for said County, described according to a survey made by James L. Murphy, Jr., & Co., dated June 17, 1968, revised September 1971, as follows:

Beginning at a point in the southerly margin of Polk Avenue, said point further described as being the northeast corner of Myrtle S. Sain property, as of record in Book 2864, page 383, said Register's Office; thence with said southerly margin south 86 degrees 42 minutes east a distance of 128.06 feet to an iron pin; thence leaving said margin south 5 degrees 00 minutes 43 seconds west a distance of 118.5 feet to an iron pin; thence north 69 degrees 11 minutes 50 seconds west a distance of 99.19 feet to a point in the easterly line of the Myrtle S. Sain property; thence with said easterly line north 15 degrees 20 minutes 27 seconds west a distance of 93.61 feet to the point of beginning.

Being the same property conveyed to John R. Hill and Holy H. Hill by warranty deed from Comfort Supply, Inc., of record in Instrument #20020430-0052568, Register's Office of Davidson County, Tennessee.

(1) 2006 County Taxes constitute a lien, but are not yet due and payable, which have been prorated with Grantee assuming payment thereof. MAP 105-16/ PARCEL 287.00. (2) Charter of South Highland Subdivision of record in Book 4544, page 156, Register's Office of Davidson County, Tennessee. (3) Amendment to charter of record in Book 6301, page 321, said Register's Office. (4) Easement for drainage located on front of tract of land, not of record.

unimproved ☐

This is improved ☒ property, known as 330 Polk Avenue, 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 our hands this 28th day of March, 2006.

John R. Hill

Holly H. Hill by John R. Hill as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared John R. Hill the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of March, 2006.

Commission expires: 6-14-08

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 14, 2008

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public, in and for said State and County, John R. Hill, Attorney-in-Fact, for Holly H. Hill, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Holly H. Hill, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Book *, page _____, Register's Office of Williamson County, Tennessee.

*20060331-0036579

Witness my hand and official seal at Franklin, Tennessee, on this the 28th day of March, 2006.

(Seal)

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 14, 2008

Notary Public My Commission Expires: 6-14-08