Davidson County DEEDWARR
Recvd: 04/07/06 10:49 2 pgs
Fees:13.00 Taxes:925.00
20060407-0040319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of April, 2006.

Notary Public

My Commission Expires: 9.4.2007

BARBARA C. TRAYLOR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Neda Ferdowsi, single
715 Estes Rd.
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

116-04-0-128.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jacqulynn L. Benson and Grant Benson hereinafter referred to as Grantors, hereby transfers and conveys to Neda Ferdowsi, single, hereinafter referred to as Grantees, her 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. 12 and parts of Lots Nos. 13, 14 and 15, on a Plan of Clearview Subdivision, of record book in Book 843, page 8, Register's Office for said County, and described according to a loan survey made by James A. Hamilton, Jr., dated October 16, 1950 as follows:

Beginning at a point in the west margin of Estes Avenue, at the common corner of Lots Nos. 11 and 12; thence along said Avenue, South 85 feet to a point which is 10 feet south of the common corner of Lots Nos. 12 and 13; thence westerly 134 feet, more or less, to a point in Lot 14, which is 51 feet west of the corner of Lots 12, 13, and 14, and which is in the line between Lots 12 and 13 if extended westerly; thence North 85.2 feet to the corner of Lots 11 and 12; thence with the line between said lots easterly 125 feet, more or less, to the point of beginning.

Being the same property conveyed to Jacqulynn L. Benson and Grant Benson by Quit Claim Deed from Lacey Benson and Grant Benson of record in Instrument No. 20050429-0048094, Register's Office for Davidson County, Tennessee, dated April 22, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 715 Estes Rd., Nashville, TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 5th day of April, 2006.

Jacqulynn L. Benson

Grant Benson

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 Jacqulynn L. Benson and Grant Benson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2006.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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