THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23695S

Davidson County DEEDWARR
Recvd: 04/21/06 13:56 2 pgs
Fees:13.00 Taxes:373.70
20060421-0046044

MAP/GROUP/PARCEL: 175/10

NEW OWNER'S NAME AND ADDRESS:
REMEDIOS D. TRAIL
12558 OLD HICKORY BLVD.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, P. NAJAFABADI, hereinafter called Grantor, does hereby transfer and convey unto, REMEDIOS D. TRAIL, A SINGLE WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

Beginning at a stone on the east side of Hobson Pike, running South 87 degrees West, 16 poles to a stone. Thence North 7 degrees East, 10 poles to a stone. Thence North 87 degrees east, 16 poles to a stone on the west edge of the pike 10 poles to the beginning, containing one acre.

Included in the above description but specifically excluded from this conveyance is land in the 2nd Civil District of Davidson County, Tennessee, the same being triangular in share and described as follows, to-wit;

Beginning at an iron pin and corner post and rock, the common front corner of the Sam E. Kimbro and wife, property, Caesar E. Urrutia and wife, (formerly T. J. Robinson and wife, property) and Mrs. E. G. Shepherd property; thence westerly 58 feet, more or less, to the center line of Old Hickory Boulevard; thence with the center line of said Boulevard northerly 85 feet, more or less, to a point in the center line of said Boulevard; thence leaving said Boulevard easterly 84 feet to the beginning point.

Being the same property conveyed to P. Najafabadi by Deed of record in Book 9793, Page 96, recorded 9/13/1995, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 12558 OLD HICKORY BLVD., Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

P.K. Najafabadi
P. NAJAFABADI

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, P. NAJAFABADI, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 17th day of April, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater for this transfer is $101,000.00.

Remedios D Tria
AFFIANT

Sworn to and subscribed before me, this the 17th day of April, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006