THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

X John R Beasley
Affiant

Subscribed and sworn to before me this 20 day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 04/24/06 08:32 2 pgs
Fees:13.00 Taxes:159.10
20060424-0046231

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
John R. Beasley	Same	Map 42-16
Po Box 104		Parcel 67
Madison, TN 37116		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim A. Attar and Ali Mohsenzadeh**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **John R. Beasley**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the unrecorded subdivision of N. V. Cox Home Place at Madison, Tennessee, described according to a copy of a survey as follows:

Beginning at a point on the westerly margin of Douglas Street, the common corner of Lot Nos. 3 and 4, which point is 150 feet south of the southwest intersection of said street and Hall's Lane or Old Hickory Boulevard; thence with the line between Lots Nos. 3 and 4, westwardly 210.5 feet more or less to the easterly line of the right of way of the L & N Railroad; thence with the line of same, southwardly fifty (50) feet to the common corner of Lot Nos. 4 and 5; thence with the line between said lots eastwardly 214 feet, more or less, to the westerly margin of Douglas Street; thence with the margin of same, northwardly, 50 feet to the point of beginning.

Being the same property conveyed to Jim A. Attar and Ali Mohsenzadeh by decree of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20040312-0028697, Register's Office for Davidson County, Tennessee and by further order of the Chancery Court for Davidson County, Tennessee of record in Instrument No. 20050808-0093366, said Register's Office.

The above-described property is not the place of usual residence of grantors, herein.

This is property known as 112 Douglas Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 20 day of April, 2006.

JIM A. ATTAR

ALI MOHSENZADEH

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jim A. Attar and Ali Mohsenzadeh**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 5-28-06