Bk/Pg 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

14885

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Rosa Vasquez Garibo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2006.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 11/25/2006

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa Vasquez Garibo	NEW OWNER	Map 175/Parcel 70
(NAME)	(NAME)	
4096 Murfreesboro Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Muhammad Reza Shams, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa Vasquez Garibo, unmarried

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 05/04/06 15:25 3 pgs
Fees:18.00 Taxes:288.60
20060504-0052272

This is improved property known as 4096 Murfreesboro Pike, Antioch, TN 37013

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 his hand this 27th day of April, 2006.

Muhammad Reza Shams

14885

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Muhammad Reza Shams

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2006.

My commission expires 11/25/2006

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

EXHIBIT A

File No.: 14885

ATTACHMENT

LAND in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, being a part of Lot No. 4 on the plan of the lands of J. F. Hibbett, deceased, not of record, described according to a survey made by George W. Watkins, Surveyor, January 25, 1954, as follows:

Beginning at an iron pin at the southeast corner of a 15 foot lane, 17 feet westerly from a walnut stump, said stump being North 24 degrees East 612 feet from the northerly margin of the Murfreesboro Pike, said stump being also 2 feet easterly from the western boundary line of a part of Lot No. 4 conveyed to G. W. Gordon and wife, by deed from Nora Lee Hibbett Adcock of record in Book 1643, page 56, Register's Office for said County; thence with the westerly margin of said lane, North 24 degrees East 376 feet to an iron pin and North 15 degrees West 227 feet to an iron pin; thence North 67 degrees West 34.5 feet to an iron pin, being the northeast corner of the property conveyed to Elgyan Callis and wife, by deed from Mrs. N.L.H. Adcock and husband, of record in Book 2134, page 117, said Register's Office; thence, South 19 degrees West 552 feet to an iron pin in the northerly margin of a driveway; thence with the northerly margin of said driveway, South 67 degrees East 141 feet to the beginning, containing 1.7 acres, more or less.

BEING the same property conveyed to Muhammad Reza Shams by deed from A.S.C. filed of record in Instrument No. 20030910-0132386, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.