McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2006.

Notary Public

My commission expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 05/12/06 12:41 2 pgs
Fees:13.00 Taxes:847.30
20060512-0056042

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Iraj K. Rahimi	**First Franklin Financial Corp.**	**Map 172-4-O-A, Parcel 60-CO**
1248 Brentwood Highlands Drive	**320 Seven Springs Way, Suite 200**	
Nashville, TN 37221	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Derek C. Welch and Susan C. Welch, husband and wife

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

Iraj K. Rahimi and wife, Nayyreh Keakajouri

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 200002090013331, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Derek C. Welch and Susan C. Welch, husband and wife, by Warranty Deed, from NVR, Inc., T/A Ryan Homes, of record in Instrument No. 20010720-0076966, Dated July 12, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 200002090013331, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11189, page 612, Book 11356, page 815 and Book 11629, page 906, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7461, page 773 and Book 7461, page 805, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.
Deed for common area to Home Owners Association of record in Book 11629, page 909 and Instrument No. 20000407-0035205, Register's Office for Davidson County, Tennessee.
Access Easement of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.
Easement to BellSouth of record in Book 11609, page 467, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1248 Brentwood Highlands Drive, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have

a good right to convey it and the same in 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 my/our hand(s) this 10th day of May, 2006.

Derek C. Welch

Susan C. Welch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Derek C. Welch and Susan C. Welch, husband and wife , the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **06309-CD**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027