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 avidson Davidson)

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Affiant

Sworn to and subscribed before me this 11 day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 05/16/06 14:04 2 pgs
Fees:13.00 Taxes:25.90

20060516-0057409

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mohammad Shokri	Same	Map 105-4
4700 Humber Drive #6		Parcel 152
Nashville TN 37211		

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, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Mohammad Shokri**, 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:

> Being Lot No. 3 on the Map of Bransford Realty Company Subdivision of Lots 37 and 38 in Trimble's Addition, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Sherry Diane Dowell, of record in Instrument No. 20030523-0070861, Register's Office for Davidson County, Tennessee.
>
> This is the same legal description as was on the prior recorded deed.
>
> This is improved property known as 24 Garden Street, Nashville, TN 37210.

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 9th day of May, 2006.

JOHNNY BURROUGHS

LINDA BURROUGHS

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, **Johnny Burroughs and Linda Burroughs**, 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 9th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 5-28-06