(1)

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #17816.2006

Davidson County DEEDWARR
Recvd: 06/23/06 11:16 3 pgs
Fees:18.00 Taxes:1295.00
20060623-0075109

NEW OWNER:
Hamid Rabiee
c/o 4024 Shufeld Court
Antioch, TN 37013

SEND TAX BILL TO:
Same

MAP & PARCEL:
091 13 0 355.01

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William E. Jacobs and wife, Imogene Jacobs,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Hamid Rabiee**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of Lot No. 4 on the map showing subdivision of John M. Branham's farm of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning in the center of Charlotte Pike, at the corner of Lots Nos. 3 and 4; thence with the line between said two lots southerly 360 feet; thence westerly 101.15 feet to the easterly line of Opal Tubbs; thence northerly 360 feet to the center of Charlotte Pike; thence with the center of same easterly 100 feet.
>
> Being the same property conveyed to William E. Jacobs and wife, Imogene Jacobs by Deed from Herbert Page and wife, Frances S. Page of record in Book 5988, Page 75, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2006 taxes are a lien but are not yet due and payable and shall be the responsibility of the Grantee to pay when they become due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 547, Page 14, said Register's Office.
4. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs and assigns, forever;

AND WE COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), 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.

This ( ) unimproved (XX) improved property is known as:

5907 Charlotte Pike, Nashville, Tennessee 37209

Witness our hands this 21 day of June, 2006.

William E. Jacobs

Imogene Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, William E. Jacobs and wife, Imogene Jacobs the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21 day of June, 2006.

Notary Public

My Commission Expires: 7-24-07

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21 day of June, 2006.

Notary Public

My Commission Expires: 7-24-07

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN