Box 5

Davidson County DEEDWARR
Recvd: 06/27/06 09:53 2 pgs
Fees:13.00 Taxes:555.00

20060627-0076515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$150,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

June 19, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES: 9/20/09

MICHAEL T. HALEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Matthew ~~Martha~~ Charkhkar and Shirin Charkhkar ~~104 Shepherd Hills Drive~~ 108 Joshua's Run ~~Madison, TN 37115~~ Goodlettsville, TN 37072	Same	034-02-0-052.00

WARRANTY DEED

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, I/WE, **MARTHA V. EELLS, MURRAY D. CROW, JR., AND SANDRA K. WALLER**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, ~~MARTHA~~ MATTHEW **CHARKHKAR AND WIFE, SHIRIN CHARKHKAR**
HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 5, Section 1, Shepherd Hills, as shown on plat of record in Plat Book 2331, page 46, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 120 feet on the southwesterly side of Shepherd Hills Drive, and runs back 286.3 feet on the northwesterly line and 350.2 feet on the southeasterly line to a dead line in the rear, on which it measures 140 feet.

Being the same property conveyed to Martha V. Eells, Murray D. Crow, Jr. and Sandra K. Waller in Instrument No. 20051202-0144760, Register's Office for Davidson County, Tennessee.

Sandra K. Waller executes this instrument as Attorney-In-Fact on behalf of Martha V. Eells, and Murray D. Crow, Jr., pursuant to the Power of Attorney being recorded in Instrument No. , Instrument No. Register's Office for Davidson County, Tennessee.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
104 SHEPHERD HILLS DRIVE, MADISON, TN 37115

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 06/19/06

Martha V. Eells
BY: Sandra K. Waller, AIF
Sandra K. Waller, Attorney-In-Fact

Sandra K. Waller

Murray D. Crow, Jr.
BY: Sandra K Waller, AIF
Sandra K. Waller, Attorney-In-Fact

LTSR Number:

GTE File: 2006040209

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sandra K. Waller with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 19th day of June, 2006.

Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sandra K. Waller to me known to be the person who executed the foregoing instrument in behalf of Marth V. Eells, and acknowledged that she executed that same as the free act and deed of the said Martha V. Eells.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of June, 2006.

Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sandra K. Waller to me known to be the person who executed the foregoing instrument in behalf of Murray D. Crow, Jr., and acknowledged that she executed that same as the free act and deed of the said Murray D. Crow, Jr..

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of June, 2006.

Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Commission Expires: _____