WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/06 14:43 2 pgs
Fees:13.00 Taxes:555.00

20060703-0079420

State of Tennessee
County of Davidson

File in Box 14-A
File No. 19843-1

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

Carlos R SAMAYOA.
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2006.

Notary Public

My commission expires: 3/25/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carlos R. Samayoa	**Guaranty Trust Company**	**136-10-0-43.00**
337 Clearlake Drive West	**316 Robert Rose Drive**	
Nashville, TN 37211	**Murfreesboro, TN 37129-1218**	

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,

Mohammad Rahimi, married

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

Carlos R. Samayoa, 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:

LAND in Davidson County, Tennessee, being Lot No. 480 on the Plan of Priest Lake Park, Section Seven-B, as of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mohammad Rahimi, a married man, by Warranty Deed from Al A. Malek and wife, Zhaleh Malek, dated November 26th, 2003, of record in Instrument No. 20031203-0173718, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5456, Page 509, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

_____, spouse of the above named Carlos R. Samayoa, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is Improved (X) unimproved (____) property, known as: **337 Clearlake Drive West, Nashville, TN 37211**

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 our hand(s) this **30th** day of **June, 2006.**

Mohammad Rahimi

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 **Mohammad Rahimi and** , the bargainors, 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 at Nashville, Tennessee, this **30th** day of **June, 2006.**

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09