Davidson County DEEDWARR
Recvd: 08/21/06 13:04 2 pgs
Fees:13.00 Taxes:839.90

20060821-0102953

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Fereidoon Davachi
Affiant

Subscribed and sworn to before me, this 16th day of August, 2006.

Notary Public
My commission expires: 5/22/2010

05-0606-62977

Address of New Owner:	Send Tax Bills to:	Tax Information
Fereidoon Davachi	NEW OWNER	118-10-0-079.00
912 Woodmont Blvd.	930 Downey Drive	
Nashville TN 37204	Nashville, TN 37205	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ellis J. Saad, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Fereidoon Davachi and wife, Ashraf Jallilnezhad, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being the westerly part of Lot No. 47 on the map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee, described according to a survey by T.M. Sanford, Surveyor, dated Novemer 22, 1958, as follows:

Beginning at a point in the north margin of Woodmont Boulevard at a cross cut on a rock in the center line of Brown's Creek, being in the easterly line of of the property known as Woodmont Terrace, thence down said creek partly along the bank thereof, and along the east line of Woodmont Terrace Property, northeasterly 503 feet to an iron pin in the southerly margin of the Old Glendale Carline right-of- way; thence with the margin of the same southeasterly 77 feet to a point at the corner of Lots Nos. 47 and 48, being the north corner of the property conveyed to Louise Halloran by deed of record from in Book 2860, Page 339, said Register's Office, thence with her west line South 17 degrees West 448.6 feet to an iron pin in the north margin of Woodmont Boulevard; thence with the margin of the same North 84 degrees 23' West 126 feet to the point of beginning.

Being the same property conveyed to Ellis J. Saad by deed from Steven G. Waters, Trustee with full power to transfer, sell, convey mortgage, or otherwise encumber without the joinder of any beneficiary, dated 2-22-05, of record in Instrument No. 20050222-0019156, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 912 Woodmont Blvd., Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of August, 2006.

Ellis J. Saad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ellis J. Saad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of August, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010