WARRANTY DEED

LOUISE BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 01/19/10

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2006.

Louise Brooks
Notary Public

MY COMMISSION EXPIRES: 1-19-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Timothy Rauhoff, Attorney
American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DALE H.K. NAJAFABADI	DALE H.K. NAJAFABADI	Parcel One: 92-7-322
(NAME) P.O. Box 164	(NAME) P.O. Box 164	Parcel Two: 121-190
(ADDRESS) Burns TN 37029	(ADDRESS) Burns TN 37029	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SOGHRA KARSHENAS, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DALE H.K. NAJAFABADI a/k/a Dale Hooper Karshenas Najafabadi and a/k/a Amanda Dale Hooper, and husband, AMIR KARSHENAS a/k/a Amir Karshenas Najafabadi,** 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:

PARCEL ONE:
LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING LOT NO. 9 AND PART OF LOT NO. 10 ON THE PLAN OF E.C. SCRUGGS SUBDIVISION OF LOT NOS. 17 TO 22 INCLUSIVE, OF BOSTICK'S THIRD EDITION TO NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 41, REGISTER'S OFFICE OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 18TH AVENUE NORTH, AT THE CORNER OF LOT NOS. 8 AND 9; THENCE WITH SAID AVENUE SOUTHWARDLY 158 FEET; THENCE EASTWARDLY 94.3 FEET; THENCE NORTHWARDLY 30 FEET; THENCE EASTWARDLY 20 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 115 FEET TO THE CORNER OF LOT NOS. 8 AND 9; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 95 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SOGHRA KARSHENAS BY DEED FROM MAHYAR GHARACHOOLOU AND AHMAD DERAKSHAN, DATED JUNE 17, 1991, AND OF RECORD IN BOOK 8379, PAGE 492, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL TWO:
LAND IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY MADE BY RALPH W.C. LAMBERT DATED APRIL 21, 1973, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT IS DESIGNATED AS TRACT 2, SAID POINT BEING THE COMMON CORNER OF TRACT 2 AND 3, BEGINNING AT A POINT IN THE WESTERLY MARGIN OF NED SHELTON ROAD, NORTH 87 DEGREES 15 MINUTES WEST 350.2 FEET, NORTH 3 DEGREES 22 MINUTES EAST 571.2 FEET, SOUTH 64 DEGREES 30 MINUTES EAST 226.43 FEET TO A POINT IN THE MARGIN OF COUCHVILLE PIKE, SOUTH 46 DEGREES 30 MINUTES WEST 10.0 FEET TO A POIN IN THE WESTERLY MARGIN OF NED SHELTON ROAD; THENCE ALONG THE WESTERLY MARGIN OF NED SHELTON ROAD 215.7 FEET TO THE POINT OF BEGINNING, CONTAINING 3.56 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SOGHRA KARSHENAS BY DEED FROM S.J. ESFIDVAJANI, DATED APRIL 27, 1990, AND OF RECORD IN BOOK 8112, PAGE 573, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

Davidson County DEEDWARR
Recvd: 08/28/06 08:23 2 pgs
Fees:13.00 Taxes:1017.50
20060828-0105547

Parcel Two: This ☒ property, known as Parcel Two: 0 BELL ROAD, NASHVILLE, TN
is unimproved

Parcel One: This ☒ property, known as Parcel One: 810 18TH AVENUE NORTH, NASHVILLE, TN 37203
is improved

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 22nd day of August, 2006.

Soghra Karshenas

SOGHRA KARSHENAS

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, SOGHRA KARSHENAS, unmarried with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 22nd day of August, 2006.

Commission expires:

MY COMMISSION EXPIRES:
December 19, 2006

Jill H Bolz

Notary Public

