WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/06 09:37 2 pgs
Fees:13.00 Taxes:758.13
20060905-0108932

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$204,900.00**

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2006.

Notary Public

My commission expires: 11-13-07

(AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John C. 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
Lewis K. Heinrich	NEW OWNER	**Map 173-9A, Parcel 175.00CO**
7508 Lords Chapel Drive		
Nashville, TN 37211		

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, WE,

Ali Malakouti, unmarried

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

Lewis K. Heinrich, an unmarried man

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. 123 on the Plan of Lenox Village, Section Three, a Planned Unit Development, as of record in Instrument No. 20030808-0113189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Ali Malakouti, unmarried by Warranty Deed from Signature Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20040521-0059768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20020315-0032826, and Master Deed Restrictions of record in Instrument No. 20020315-0032825, said Register's Office; 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.

This is Improved (__X__) Unimproved (____) property, known as: **7508 Lords Chapel Drive, 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 my/our hand(s) this **25th** day of **August, 2006.**

Ali Malakouti

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 **Ali Malakouti, unmarried ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, **this 25th day of August, 2006.**

Notary Public

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

My Commission Expires: 3/22/09