03

Realty Title
3000 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/02/06 16:22 4 pgs
Fees:23.00 Taxes:518.00
20061002-0122020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,001.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2006.

Notary Public
My commission expires: ~~09/22/09~~ 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-0609-34079

Address of New Owner:	Send Tax Bills to:	Tax Information
Fereidoon Davachi	New Owner	104-01-0 250.00
930 DOWNEY DRIVE		
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, Larry Roesel, Lynda Diane Edenfield Luke, Pamela Lucile Edenfield Pratt, Katherine Marie Edenfield Dessery, Roy R. Roesel, Jr., Sandra Roesel Tilley, Sidney Rudy Roesel and Dale Vance Roesel, heirs at law of Honey Combs Younger, aka Honey Michele Combs Younger, aka Honey Michelle Combs Younger, aka Honey M. Combs-Younger, deceased, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of the M.T. Pendergrass Subdivision of Lot Nos. 175 and 176 in West Grove, of record in Book 547, Page 185, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the northerly side of Pilcher Avenue and runs back 140 feet, more or less, on the easterly line and 142 feet, more or less, on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Roger A. Younger and wife, Honey Michelle Younger, by deed from Barney L. Hutchinson and wife, Drue H. Hutchinson of record in Book 5946, Page 447, Register's Office of Davidson County, Tennessee. Being further conveyed to Honey M. Combs-Younger by quitclaim deed from Roger Andrew Younger, pursuant to the final decree of divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 94D-3755, of record in Book 9603, Page 616, or Instrument No. 00009603-0000616, Register's Office for said County. Honey Combs Younger having since died, leaving Lynda Diane Edenfield Luke, Sandra Resel Tilley, Pamela Lucile Edenfield Pratt, Katherine Marie Edenfield Dessery, Roy R. Roesel Tilley, Sidney Rudy Roesel, Dale Vance Roesel and Larry Roesel as her sole surviving heirs at law, pursuant to Affidavit of Heirship of record in Instrument No. 20060822-0103434, and Order for Ancillary Intestate Administration and Issuance of Letters of Administration of record in Instrument No. 20060822-0103435, said Register's Office. Honey Combs Younger, Honey Michele Younger, Honey Michelle Combs Younger, Honey M. Combs Younger and Honey Michelle Younger being one and the same person.

Subject property is not now, and never has been, the residence of the grantors, their spouses or any dependents.

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 3602 Pilcher Avenue, Nashville, TN 37209

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 25th day of September, 2006.

Lynda Diane Edenfield Luke

Lynda Diane Edenfield Luke, Personal Representative and Heir at Law

Sandra Roesel Tilley, By: Lynda Diane Edenfield Luke, Atty In Fact

Sandra Roesel Tilley, Heir at Law
By: Lynda Diane Edenfield Luke, Atty In Fact, Pursuant to Limited Power of Attorney of record in Instrument No. 2006-0822-0103442, Register's Office for Davidson County, Tennessee.

Sidney Rudy Roesel, By Lynda Diane Edenfield Luke, Atty In Fact

Sidney Rudy Roesel, Heir at Law
By: Lynda Diane Edenfield Luke, Atty In Fact, Pursuant to Limited Power of Attorney of record in Instrument No. 20060822-0103441, Register's Office for Davidson County, Tennessee.

Ray R. Roesel Jr. By: Lynda Edenfield Luke, Atty In Fact

Roy R. Roesel Jr., Heir at Law
By: Lynda Diane Edenfield Luke, Atty In Fact, Pursuant to Limited Power of Attorney of record in Instrument No. 20060822-0103440, Register's Office For Davidson County, Tennessee.

Larry Roesel, By: Lynda Diane Edenfield Luke, Atty In Fact

Larry Roesel, Heir at Law
By: Lynda Diane Edenfield Luke, Atty In Fact, Pursuant to Limited Power of Attorney of record in Instrument No. 20060822-0103439, Register's Office for Davidson County, Tennessee.

Dale Vance Roesel By Lynda Diane Edenfield Luke Atty In Fact

Dale Vance Roesel, Heir at Law
By: Lynda Diane Edenfield Luke, Atty In Fact, Pursuant to Limited Power of Attorney of record in Instrument No. 20060822-0103438, Register's Office for Davidson County, Tennessee.

Pamela Lucile Edenfield Pratt By Lynda Diane Edenfield Luke Atty In Fact

Pamela Lucile Edenfield Pratt, Heir at Law
By: Lynda Diane Edenfield Luke, Atty In Fact, Pursuant to Limited Power of Attorney of record in Instrument No. 20060822-0103437, Register's Office for Davidson County, Tennessee.

Katherine Marie Edenfield Dessery, By Lynda Diane Edenfield Luke Atty In Fact

Katherine Marie Edenfield Dessery, Heir at Law
By: Lynda Diane Edenfield Luke, Atty In Fact, Pursuant to Limited Power of Attorney of record in Instrument No. 20060822-0103436, Register's Office For Davidson County, Tennessee.

STATE OF FLORIDA
COUNTY OF Alachua

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynda Diane Edenfield Luke, personal representative and heir at law of Honey Combs Younger, aka Honey Michele Combs Younger, aka Honey Michelle Combs Younger, aka Honey M. Combs-Younger, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Gainesville, FL, this 25 day of September, 2006.

Valerie J. Howard
Notary Public

My Commission Expires:
May 28, 2009

NOTARY PUBLIC-STATE OF FLORIDA
Valerie L. Howard
Commission # DD421944
Expires: MAY 28, 2009
Bonded Thru Atlantic Bonding Co., Inc.

STATE OF FLORIDA
COUNTY OF Florida

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynda Diane Edenfield Luke, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Sandra Roesel Tilly, Sidney Rudy Roesel, Roy R. Roesel, Jr., Larry Roesel, Dale Vance Roesel, Pamela Lucile Edenfield Pratt, and Katherine Marie Edenfield Dessery, heirs at law of Honey Combs Younger, aka Honey Michele Combs Younger, aka Honey Michelle Combs Young, aka Honey M. Combs-Younger, deceased, and that she is authorized by them, to execute this instrument on their behalf.

Witness my hand and official seal at Gainesville, Florida, this 25 day of September, 2006.

May 28, 2009
Commission expires

Valerie L. Howard
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
Valerie L. Howard
Commission # DD42[illegible]
Expires: MAY 28, 2009
Bonded Thru Atlantic Bonding Co., Inc.

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Realty Title
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AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney previously recorded.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no actual knowledge or notice of any termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Lynda Diane Edenfield Luke

Lynda Diane Edenfield Luke

State of Florida
County of Alachua

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynda Diane Edenfield Luke, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gainesville, Florida, this 25 day of September, 2006.

Valerie J Howard

Notary Public

My Commission Expires: May 28, 2009

NOTARY PUBLIC-STATE OF FLORIDA
Valerie L. Howard
Commission # DD421944
Expires: MAY 28, 2009
Bonded Thru Atlantic Bonding Co., Inc.