File Box 30

WARRANTY DEED

B-A2S-06-2016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Meredith L. Currey
Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2006.

Jennifer Marie Crowell
Notary Public

JENNIFER MARIE CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/31/06 13:51 2 pgs
Fees:13.00 Taxes:542.05

20061031-0135123

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mansour Zahraei	New Owner (NAME)	
2016 Green Timbers Drive		162-13-A-30 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVE R. BENTLEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MANSOUR ZAHRAEI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 30, GREENWOOD SUBDIVISION, PHASE TWO, as shown on plat of record in Instrument No. 20020116-0006350, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steve R. Bentley, unmarried by Warranty Deed from Mt. View, LLC, a Tennessee Limited Liability Company, recorded on the 10th day of May, 2002 in Instrument No. 20020510-0057803, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantor(s) herein; b) instruments of record in Inst. No. 20020116-0006350; Inst. No. 20000922-0094258; Inst. No. 20010711-0073943; Inst. No. 20020122-0008596; Inst. no. 20020313-0031767; Book 2739, Page 639; Inst. no. 20020129-0012296; Inst. No. 20000918-0092619; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 2016 Green Timbers Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 October, 2006.

Steve R. Bentley

Lori Bentley by Steve Bentley as Attorney in Fact

Lori Bentley by Steve Bentley as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

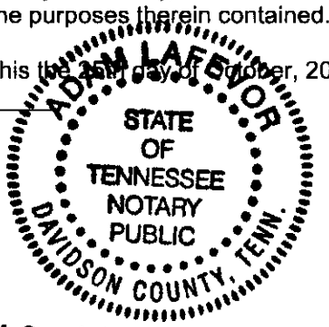
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve R. Bentley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

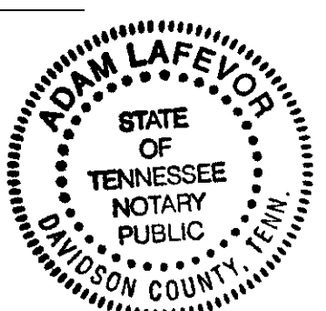
STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of October, 2006, before me personally appeared Steve Bentley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lori Bentley, and who acknowledged he/she/they executed the same as the free act and deed of the said Lori Bentley.

Witness my hand and official seal, this the 25th day of October, 2006.

Notary Public

My Commission Expires:



My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903