This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Parviz Youssefi
15505 Old Hickory Blvd
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 11/02/06 14:13 2 pgs
Fees:13.00 Taxes:849.24
20061102-0136352

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Market Street Mortgage Corp.
P.O. Box 22128
Tampa, FL 33622-2128

MAP **161**
GROUP
PARCEL **89.03**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nancy B. Knight Ratcliffe, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Parviz Youssefi and wife, Deanne C. Youssefi** 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:

[redacted]

Being the same property conveyed to Nancy B. Knight by Quitclaim deed from William L. Underhill of record in Book 5226, Page 931; and further being the same property conveyed to James C. Knight and wife, Nancy B. Knight by Warranty Deed from J. E. Bennett and wife, Rose M. Bennett of record in Book 4649, page 955, Register's Office for Davidson County, Tennessee. Nancy B. Knight is now known as Nancy Ratcliffe.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **15505 Old Hickory Blvd, Nashville, Tennessee 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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **2nd** day of **November, 2006.**

Nancy B. Knight Ratcliffe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy B. Knight Ratcliffe,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of November, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $229,525.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 3/31/09

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION

LAND in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Steve Draper, August 13, 1962, as follows:

BEGINNING in the southerly margin of Old Hickory Boulevard at the northwest corner of the Elmo Phillips Farm; thence with the westerly margin of said farm South 0 deg. 34' East 236.4 feet; thence South 82 deg. 48' East 200.5 feet; thence with the westerly margin of a proposed road, North 7 deg. 12' East 184.9 feet; thence with a curve with a 25 foot radius to the left 39.4 feet to the South margin of Old Hickory Boulevard; thence with said margin and a 5,256 foot radius to the left 197.2 feet to the beginning, containing 1.03 acres, more or less.

LESS AND EXCEPT THIS TRACT:

BEGINNING at the point of intersection of the existing South margin of State Route 254 and the East boundary of the Wilbourn D. Callender, Jr. and Karen Lynn Callender property; thence with said existing margin (1) easterly 200 feet, more or less (2) with a curve right and southerly 26 feet, more or less to a point; thence with the proposed South margin of said road with a 11,417.07 foot radius curve left and westerly 219.02 feet to a point; thence with said East boundary North 5 degrees 43 minutes 34 seconds East 14.62 feet to the point of beginning and containing 3,304 square feet and being part of the same property conveyed by William L. Underhill, Trustee to Nancy B. Knight as of record in Book 5226, Page 930, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to JAMES C. KNIGHT AND WIFE, NANCY B. KNIGHT by Deed from J.E. BENNETT AND WIFE, ROSE M. BENNETT of record in Book 4649, Page 955, dated October 24, 1972, Register's Office for Davidson County, Tennessee. Subsequently, James C. Knight and wife, Nancy B. Knight having conveyed their interest to William L. Underhill to Nancy B. Knight by QuitClaim Deed of record in Book 5226, Page 930, said Register's Office.