# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2006

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 11/07/06 12:42 2 pgs
Fees:13.00 Taxes:999.00

20061107-0138528

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tony Sarmadi | NEW OWNER | 105-7-407 |
| (NAME) | (NAME) | (MAP) |
| 304 Mayfield Station | | |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles T. Cantrell, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tony Sarmadi and wife, Maryam Sarmadi**, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING parts of Lot Nos. 27, 28 and 29 (being the same property erroneously referred to in the previous deed as Lot Nos. 27, 28 and 29), on the Plan of Brown Plan of Rains Spring Tract, of record in Book 1, page 109, Chancery Court for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said parts of Lots 27, 28 and 29 front 218.91 feet, more or less, on the westerly side of 4th Avenue South and 122.1 feet on the northeasterly side of Mallory Street and run back between converging side lines 162.2 feet, more or less, on the broken westerly side line to a point in the rear.

Being the same property conveyed to Charles T. Cantrell by deed from William Joseph Robichaud dated July 31, 2002 of record in Instrument No. 20020806-0094541, Register's Office for Davidson County, TN.

Spouse of grantor joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1525 4th Avenue South, Nashville, Tennessee 37210

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 31st day of October, 2006.

Charles T. Cantrell

Pat Cantrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles T. Cantrell and Pat Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of October, 2006.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN