THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03437

Davidson County DEEDWARR
Recvd: 01/05/07 13:16 2 pg
Fees:13.00 Taxes:344.10
20070105-0002358

Property Address:
6208A & B Morrow Road, Nashville, TN 37209 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hamid Rabiee, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Pedram Mohammadabadi, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 1 on Block 5 on the Plan of Cherokee Park Subdivision, as shown by plat of record in Plat Book 161 at Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Alireza Rabiei, married, dated May 13, 2002, and recorded May 23, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200205230063135.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 3rd day of January, 2007.

_____{Seal}
Hamid Rabiee

State of TENNESSEE
County of DAVIDSON

On this the 3rd day of January, 2007, before me, the undersigned officer, personally appeared Hamid Rabiee, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $93,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 3rd of January, 2007.

_____
Notary Public

My Commission expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Pedram Mohammadbadi
6208 Morrow Rd Apt B
Nashville, TN 37209

Person Or Entity Responsible For Payment Of Taxes:
First Franklin Loan Services
150 Allegheny Center Mall
Pittsburg, PA 15212
Tax Parcel ID#: 091-01-0-053.00