STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 01/05/07 13:49 2 pgs
Fees:13.00 Taxes:954.60
20070105-0002437

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2006.

Notary Public
MY COMMISSION EXPIRES: 7-24-10
File No. G6-2367D

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Suzanne ~~Suzanne~~ M. Gray (NAME)	New Owner (NAME)	105-5-72
1601 15th Avenue South (STREET ADDRESS	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Anooshah A. Nasserizafar and Shelia Nasserizafar, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Suzanne ~~Suzanne~~ M. Gray, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of the SUBDIVISION OF LOTS 37 AND 52, O.B. HAYES Rokeby Plan, as shown by plat of record in Plat Book 547, Page 2, in the Register's Office for Davidson County, Tennessee, and described according to a survey thereof made by George W. Watkins, Surveyor, February 29, 1956, as follows:

Said Lot No. 9 fronts 55 feet on the westerly side of 15th Avenue, South, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Anooshah A. Nasserizafar and Shelia Nasserizafar, husband and wife from James E. Roberts, Jr., Valeria R. Matlock, Vanessa R. Fuqua and Michelle R. Morton, by Deed dated November 9, 2005, as Instrument No. 200511090136064, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XXX) property, known as 1601 15th Avenue South, Nashville, TN 37212.

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. Whenever 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 20th day of December, 2006.

Anooshah A. Nasserizafar — December 20, 2006 Date

Shelia Nasserizafar — December 20, 2006 Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Anooshah A. Nasserizafar and Shelia Nasserizafar, husband and wife, the bargainor(s), 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 20th day of ~~December~~, 2006.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named , for Anooshah A. Nasserizafar, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of December, 2006.

My Commission Expires:_____

Notary Public

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212