THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 26656N

Davidson County DEEDWARR
Recvd: 01/16/07 12:37 2 pgs
Fees:13.00 Taxes:813.63
20070116-0006082

MAP/GROUP/PARCEL: 172-03-0-B075.00CO

NEW OWNER'S NAME AND ADDRESS:
KAREN KHOSRAVIAN
5881 WOODLANDS AVENUE
Nashville, TN 37211

RECORD AND RETURN TO:
Forsythe Title & Escrow Services
103 Continential Place, # 305
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

VICTORIA K HANSEN and MATTHEW D HANSEN, wife and husband, hereinafter called Grantors, do hereby transfer and convey unto, **KAREN KHOSRAVIAN, A SINGLE WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 75, on the Plan of The Woodlands, Phase 2, as shown on plat of record in Plat Book 6900, page 635, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 5881 WOODLANDS AVENUE, Nashville, TN 37211.

BEING the same property conveyed to Grantor herein by deed of record in Book 11559, Page 396, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

VICTORIA K HANSEN

MATTHEW D HANSEN

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY appeared before me, the undersigned authority, **VICTORIA K HANSEN and MATTHEW D HANSEN**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 28th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/10



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater for this transfer is $219,900.00.

Karen Khosravian
AFFIANT

Sworn to and subscribed before me, this the 28th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
11/22/10

