Davidson County DEEDWARR
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20070119-0007803

This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

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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, **John Rahimi, (A/K/A Johan Rahimi)**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Siroos Azhdari, Married** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section 1, Woodland Forest of record in Book 6900, Pages 534, 535 and 536, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Amir Arab by Quitclaim Deed of S & A Construction, L.L.C. dated March 30, 2004 and recorded April 14, 2004 in Instrument No. 20040414-0042038, Register's Office for Davidson County, Tennessee.

Property further conveyed to Nader Karshenas by Warranty Deed of Amir Arab dated August 5, 2005 and recorded August 8, 2005 in Instrument No. 20050808-0093336, Register's Office for Davidson County, Tennessee.

Property being further conveyed to Johan Rahimi by Quitclaim Deed of Nader Karshenas dated August 24, 2006 and recorded November 20, 2006 in Instrument No. 20061120-0143688, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 114-14-A-89CO

This property is known as: **104 Hunters Run, Nashville, Tn. 37209**

Subject to all matters shown on the Plat of record in Book 6900, Page 535; Restrictive Covenants contained in the instruments of record in Book 7207, Page 851, Book 7439, Page 487, Book 7596, Page 684, Book 7596, Page 692, Instrument No. 20050916-0111743; By-laws of record in Instrument No. 20040503-0049797 and Instrument No. 20050916-0111744, Davidson County, TN, Register of Deeds.

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

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 17th day of January, 2007.

Grantor
John Rahimi (A/K/A Johan Rahimi)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Rahimi (A/K/A Johan Rahimi), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of January, 2007.

NOTARY PUBLIC

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
JOHN RAHIMI
120 BELL VALLEY DRIVE
NASHVILLE, TN 37209

Grantee(s) Name, Address, phone:
SIROOS AZHDARI [redacted]
[redacted]
600 Harpeth Knoll Rd.
Nashville, TN 37221

SEND TAX STATEMENTS TO:

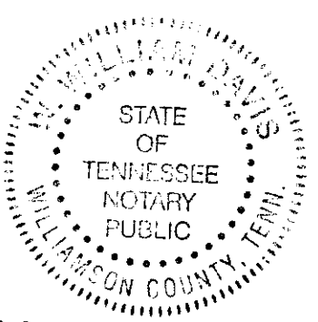
GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$32,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17th day of January, 2007.



(Seal)

My Commission Expires JAN. 20, 2009

My commission expires:

_____

_____
Affiant

John Rahimi
Type or Print Name

_____
Notary Public

W. Davis
Type or Print Name