Bot 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $77,500.00.

Affiant

Subscribed and sworn before me this the 31st day of January, 2007.

Notary Public
My commission expires: 3-28-2010

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sima Moheddi 3521 - 3523 Charlotte Pike Nashville, TN 37209	3705 CHARLOTTE PIKE NASHVILLE, TN 37209	92-13 PARCELS 56 AND 57

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mahnoosh Sharifi, unmarried, and Mahsa Sharifi, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey one-fourth (1/4) interest to Mahnoosh Sharifi, unmarried; one-fourth (1/4) interest to Mahsa Sharifi, unmarried; and one-half (1/2) interest to Sima Mohebbi, unmarried, as tenants in common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 12 of Block 2 on the Plan of Charlotte Park Company's Second Addition to Nashville, as of record in Plat Book 57, page 160 and 161, Register's Office for said County, to which plan reference is made for a more complete description.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 11 of Block No. 2 on the Plan of Charlotte Park Company's Second Addition, as of record in Plat Book 57, Pages 160 and 161, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mahnoosh Sharifi and Mahsa Sharifi, as tenants in common by deed from Masoud Fathi, dated March 20, 2001, of record as Instrument No. 20010326-0028431, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3521 - 3523 Charlotte Pike, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of January, 2007.

Mahnoosh Sharifi

Mahsa Sharifi

Davidson County DEEDWARR
Recvd: 02/02/07 14:21 2 pgs
Fees:13.00 Taxes:286.75
20070202-0014191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mahnoosh Sharifi, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2007.

My commission expires:
3-28-2010

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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