03

Realty Title
Box 488

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 5th day of February, 2007.

Notary Public
My commission expires: 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/12/07 09:11 2 pgs
Fees:13.00 Taxes:592.00
20070212-0017559

03-0701-34364

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rubin Cockrell	New Owner	104-01-0 250.00
1055 Rambling Brook Road		
Nashville TN 37218		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fereidoon Davachi and wife, Ashraf Jallilnezhad, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rubin Cockrell, hereinafter called the Grantees, their successors 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. 2 on the Map of the M.T. Pendergrass Subdivision of Lot Nos. 175 and 176 in West Grove, of record in Book 547, Page 185, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the northerly side of Pilcher Avenue and runs back 140 feet, more or less, on the easterly line and 142 feet, more or less, on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Fereidoon Davachi and wife, Ashraf Jallilnezhad by deed from Larry Roesel, Lunda Diane Edenfield Luke, Pamela Lucile Edenfield Pratt, Katherine Marie Edenfield Dessery, Roy R. Roesel, Jr., Sandra Roesel Tilley, Sidney Rudy Roesel and Dale Vance Roesel, heirs at law of Honey Combs Younger, aka Honey Michele Combs Younger, aka Honey Michelle Combs Younger, aka Honey M. Combs-Younger, deceased, of record in Instrument No. 20061002-0122020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3602 Pilcher Lane, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 5th day of February, 2007.

Fereidoon Davachi

Ashraf Jallilnezhad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fereidoon Davachi and Ashraf Jallilnezhad, 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 in Nashville, TN, this 5th day of February, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN