03

Realty Title
Box 48-A

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 $1,500,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2007.

Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

Davidson County DEEDWARR
Recvd: 02/22/07 13:44 3 pgs
Fees:18.00 Taxes:5550.00
20070222-0022154

03-0612-34333

Address of New Owner:	Send Tax Bills to:	Tax Information
Farhad Davachi	New Owner	103-02-0-114
7608 River Ford Dr.		103-02-0-113
Nashville, TN 37221		

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, Dorothy Sullivan, sole heir at law of Robert G. Sullivan, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Farhad Davachi and wife, Mehrnoosh Davachi, 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, State of Tennessee, described as follows, to-wit:

Tract I:
Being part of Lot No. 21 on the map of the C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for said County, described as follows:
Beginning on the westerly margin of White Bridge, formerly Whitworth, Road at a point 50 feet North of the corner of lots nos. 21 and 22, being the northeast corner of the property conveyed to B.F. Reid and wife, by deed from William Champ Marable, et al, of record in Book 1534, Page 216, said Register's Office; thence with the westerly margin of said Road North 10 3/4 degrees West 100 feet to what was formerly W.C. Marable's southeast corner; thence with his southerly line South 79 1/2 West 204 feet; thence South 10 3/4 degrees East 50 feet; thence South 79 1/2 West 30 feet, more or less, to the easterly line of the property conveyed to M.A. Perry and wife, by deed from Mrs. D.P. Terry, of record in Book 898, Page 641, said Register's Office; thence with said line southwardly 50 feet to the northwest corner of said Reid property; thence with the northerly line of said Reid property eastwardly 239 feet, more or less, to the beginning.

Being the same property conveyed to Robert G. Sullivan and wife, Ruby D. Sullivan by deed from W.E. Marable, Jr., and wife, Rena Elizabeth Marable and Leonard Elam Marable, dated 8-28-55, of record in Book 2397, Page 345, Register's Office for Davidson County, Tennessee. Ruby D. Sullivan having since died. Robert G. Sullivan died subsequently leaving Dorothy Sullivan as his sole heir at law.

Tract II:
Being the southeasterly part of Lot No. 21 on the Map of C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for said County, described as follows:

Beginning on the westerly margin of White Bridge, formerly Whitworth, Road at the corner of lots Nos. 21 and 22; thence with said Road, North 10 3/4 degrees West 50 feet to the southeast corner of the property conveyed to Samuel Andrew Watson and wife by deed from M.E. Marable and wife, of record in Book 1248, Page 691, said Register's Office; thence with said Watson's southerly line, westwardly 239 feet, more or less, to the easterly line of the property conveyed to K.A. Berry and wife by deed from Mrs. D. P. Terry, of record in Book 898, Page 641, said Register's Office; thence with said line, southwardly 50 feet to the line

between Lots Nos. 21 and 22; thence with said line, eastwardly 240 feet, more or less, to the beginning.

Being the same property conveyed to Robert G. Sullivan by deed from John Padgett Hoffman and wife, Pearl Hoffman, dated 7-22-65, of record in Book 3921, Page 175, Register's Office for Davidson County, Tennessee. Robert G. Sullivan having since died, leaving Dorothy Sullivan as his sole heir at law.

Tract III:

Land in Davidson County, Tennessee, being part of Lot No. 22 of the C.C. Vernon farm as of record in Book 161, Page 164, Register's Office for said County, and described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated November 10, 1955, as follows:

Beginning at a post in the West margin of White Bridge Road, said point being 331 feet from the southwest corner of White Bridge Road and Burgis Avenue; thence South 79 degrees 15 minutes West 230 feet to a post thence South 10 degrees 45 minutes East 50 feet to an iron pin; thence North 79 degrees 15 minutes East 230 feet to an iron in the west margin of White Bridge Road; thence North 10 degrees 45 minutes with the West margin of White Bridge Road, 60 feet to the beginning.

Being the same property conveyed to Robert G. Sullivan and wife, Ruby Sullivan by deed from J. P. Hoffman, Jr. and wife, Margaret Hoffman, dated 11-10-65, of record in Book 3957, Page 953, Register's Office for Davidson County, Tennessee. Ruby Sullivan having since died. Robert G. Sullivan subsequently died, leaving Dorothy Sullivan as his sole heir at law.

Tract IV:

Land in Davidson County, Tennessee, being the northeast part of Block No. 21 on the Map of C.C. Vernon's Farm, as of record in Book 161, Page 164, Register's Office for said County, described as follows:

Beginning at the southwest corner of Burgis Street and White Bridge Road; thence with the southerly margin of said street; westwardly 60 feet to a point 90 feet east of the northeast corner of a lot conveyed to Walter L. Mercer and wife, by deed from W.C. Marable and wife, of record in Book 546, Page 323, saaid Register's Office; thence southwardly 180 feet, more or less, to L.A. Watson's north line; thence eastwardly 60 feet to the westerly margin of White Bridge Road; thence with said Road, northwardly 180 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the above described property sold to Metropolitan Government of Nashville and Davidson County, Tennessee set out by deed of record in Book 5381, Page 421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert G. Sullivan by deed from Charles J. Sanders & Company, Agents, a Partnership, dated 4-22-65, of record in Book 3973, Page 416, Register's Office for Davidson County, Tennessee. Robert G. Sullivan having since died, leaving Dorothy Sullivan as his sole heir at law.

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 273, 275, and 277 White Bridge Road, and 5601 Burgis Avenue, 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 15th day of February, 2007.

Dorothy Sullivan

Dorothy Sullivan, sole heir at law of
Robert G. Sullivan, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy Sullivan, sole heir at law of Robert G. Sullivan, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 15th day of February, 2007.

Diane K. Mann

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/22/09