Davidson County DEEDWARR
Recvd: 03/05/07 12:23 2 pgs
Fees:13.00 Taxes:536.13
20070305-0026787

State of Tennessee
County of Davidson
This actual consideration or value – whichever is greater- is **$144,900.00**

Affiant

Subscribed and sworn before me this the **27th** day of **February, 2007**

Notary Public
My Commission Expires:

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Masoud Derakhshanian **5181 Highlander Drive** **Antioch, Tennessee 37013**	**5181 Highlander Drive** **Antioch, Tennessee 37013**	**Volunteer Trust Mortgage** **301 S. Perimeter Park Drive** **Nashville, Tennessee 37013**

Map 163-2 Group A Parcel 42

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

JERRY BUTLER BUILDERS, LLC

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

MASOUD DERAKHSHANIAN AND WIFE, NAGHMEH REZAEI

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 197, Hickory Highland Place, Section 3, Phase 2, of record in Instrument Nos. 20060517-0057888; 20060616-0071810 and 20060830-0107347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jerry Butler Builders, LLC by Warranty Deed from Hickory Highlands, LLC of record in Instrument No. 20060602-0064858, Register's Office for Davidson County, Tennessee dated May 31, 2006.

Subject to all matters appearing of record in Instrument No. 20060616-0071810 and 20060830-0107347, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Instrument No. 20040109-0003658 and 20000201-0010122 , Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Instrument No. 20021114-0141245, Register's Office for Davidson County, Tennessee

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders

Executed this 27TH Day of February, 2007

Jerry Butler Builders, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Susan Magnuson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Jerry Butler Builders, LLC** for the purpose therein contained, and who further acknowledge him/her self to be **an authorized agent** and being authorized by the board of directors to execute this document on behalf of **Jerry Butler Builders, LLC.**

Witness my hand and official seal this **27TH Day** of **February, 2007.**

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee