OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 03/09/07 15:30 2 pgs
Fees:13.00 Taxes:7.40

20070309-0029623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF March, 2007.

NOTARY PUBLIC

My Commission expires: My Commission Expires NOV. 22, 2010

THIS INSTRUMENT PREPARED BY

Devereaux D.Cannon, Jr., Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Amir and Dale Karshenas	SAME	Map: 92-7-321
(NAME)	(NAME)	Parcel:
P.O. BOX 164	(ADDRESS)	Map:
(ADDRESS)		Parcel:
BURNS, TN 37029	(CITY) (STATE) (ZIP)	Map:
(CITY) (STATE) (ZIP)		Parcel:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

HELEN E. CHAMBERLAIN

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

AMIR KARSHENAS AND DALE H. KARSHENAS, husband and wife

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 8, as shown on the map entitled E.C. Scruggs Subdivision of Lots 17 to 22 of Bostics Third Addition to Nashville, of record in Plat Book 161, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HELEN E. CHAMBERLAIN, by Final Decree Confiming Sale Tax Civil Action Number 00-781-111, of record as Instrument No. 20001103-0109551, said Register's Office.

This is unimproved property located at 824 18th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of March, 2007.

Helen E. Chamberlain

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned authority, Notary Public in and for said County and State, the within named Helen E. Chamberlain, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at this 8th day of March, 2006.

Notary Public

Commission expires:_____

