WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/07 09:54 2 pgs
Fees:13.00 Taxes:1387.50
20070327-0036405

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$375,000.00.**

Affiant

Subscribed and sworn to before me this 21th day of March, 2007

Daphne M. Davis

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mohammad Reza Shariati	Same	120-01-0-142.00
17 Castlewood Court		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mary Emma Reneau Family Limited Partnership**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mohammad Reza Shariati and Barahimi Iraj,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 of the Plan of the Resubdivision of Lot 179, Glencliff Estates, Section III, of record in Deed Book 4060, page 149, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument at the Easterly corner of Bowwood Court and Murfreesboro Road, being 55 feet Easterly from the center line of Bowwood Court in the Southerly margin of Murfreesboro Road, being 55 feet Easterly from the center line of Bowwood Court in the Southerly margin of Murfreesboro Road; thence South 40 degrees 45 minutes East 123.80 feet to a concrete monument; thence South 49 degrees 15 minutes West 100.58 feet to a point, the common rear corner of Lots Nos. 1 and 2; thence with the line between Lots Nos. 1 and 2, Northwesterly 150.0 feet to a point in the Easterly margin of Bowwood Court; thence with said Court, North 49 degrees 15 minutes East 100.0 feet to a concrete monument; thence with a curve to the right having a radius of 25.0 feet, a central angle of 90 degrees 00 minutes 39.27 feet to the point of beginning.

Being the same property conveyed to R. Loyd Scobey and Loyd Scobey, Jr., by deed from ABC Fast Foods, Inc., on October 17, 1969, of record in Book 4373, page 784, Register's Office for Davidson County, Tennessee. And further conveyed to Mary Emma Scobey Reneau by Quitclaim Deed from John David Scobey and Loyd Scobey, Jr., both individually and as heir-at-law of R.L. Scobey and Corrine S. Scobey, both deceased of record in Book 5603, page 921, said Register's Office. And further conveyed to Mary Emma Reneau Family Limited Partnership by Quitclaim Deed from Mary Emma Reneau of record in Book 10306, page 359, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 120-01-0-142.00.
- Subject to all matters as shown on the Plan of record in Book 4060, page 149, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1300, page 290; and Book 1361, page 432; and Book 1760, page 101, Register's Office for Davidson County, Tennessee.
- Any lease agreement of record in Book 4562, page 180; and Book 8746, page 953, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1133 Murfreesboro Road, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 27, 2007.

Mary Emma Reneau Family Limited Partnership

BY: _____
Thomas M. Price, Attorney-in-fact for
Mary Emma Reneau, as General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Thomas M. Price, Attorney-in-fact for Mary Emma Reneau, as General Partner,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be general partner of **Mary Emma Reneau Family Limited Partnership,** the within named bargainor, a partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

20070327-0036404

WITNESS my hand and seal, this 27th day of March, 2007.

_____ My Commission Expires: 8/10/10
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY