RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 04/30/07 08:27 2 pgs Fees:13.00 Taxes:148.00 20070430-0050743

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008757

MAP - PARCEL NO: 172-04-006

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Nader Karshenas	SAME	N/A
7031 Willowick Drive		
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **PHILLIP KAY, unmarried**, have bargained and sold and by these presents do transfer and convey unto **NADER KARSHENAS**, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Monte Carlo Estates, Section 1, as of record in Plat Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Philip Kay by Warranty Deed from James Carl Davis, married and Mary Frances Davis, married of record in Instrument No. 20060104-0000884, dated December 23, 2005, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Monte Carlo Estates, of record in Plat Book 4675, page 68, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 4781, page 858, Register's Office for Davidson County, Tennessee.

4. Subject to Agreement for fence encroachment of record in Book 8200, page 275, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 26th day of April, 2007.

PHILLIP KAY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PHILLIP KAY**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 26th day of April, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$40,000.00**.

Affiant

SWORN TO and subscribed before me on this 26th day of April, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN