THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 05/04/07 13:01 2 pgs
Fees:13.00 Taxes:1184.00
20070504-0053856

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 119-05-0-280.00

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of April, 2007.

My Commission Expires: 7-19-08

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Suleymon Hamzapour
(Name)
6212 Williams Grove Drive
(Street Address)
Brentwood, TN 37027

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Janis C. Sarfehjoo, married, with an undivided 51% interest and Katayoun M. Jafarian, married, with an undivided 49% interest**, hereinafter collectively referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Suleymon Hamzapour and wife, Shahri Azar,** their heirs and/or assigns, hereinafter collectively referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southwest part of Lot No. 1 of Block No. 26 on the Plan of the Re-Subdivision of part of Cumberland Nurseries, of record in Book 161, Page 166, said Register's Office, described as follows:

BEGINNING on the easterly line of the right-of-way of the Nashville Railway and Light Company, now abandoned, at the corner of Lots Nos. 1 and 4 on said plan; thence easterly with the line between said two lots, 137 feet to the westerly line of a private 10 foot alley; thence with the line of said alley, northerly 53-1/2 feet; thence westerly 162-3/4 feet to the easterly line of said right-of-way; thence with said line southerly 58-1/2 feet to the beginning.

INCLUDED IN THIS DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is a strip conveyed to the State of Tennessee by deed of record in Book 2021, Page 420, described as follows:

A strip extending from Survey Station 529+65 at the boundary of the lands of Towns 60 feet long and bounded on the north by the lands of Townes, 60 feet long and bounded on the north by the lands of Barnal; on the west by the present highway; on the east by a line east of, parallel to and 40 feet from the center line of the proposed highway as stated out, containing 300 square feet, more or less.

Being the same property conveyed to Janis C. Sarfehjoo (undivided 51% interest) and Katayoun M. Jafarian (undivided 49% interest) in Instrument No. 20030415-0050083, dated April 15, 2003, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 2606 Nolensville Pike, Nashville, TN 37211. This property has been used for investment purposes only and has never been used as the marital residence of the Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Tax for the year 2007 and subsequent years.
2. All matters shown on Plat recorded in Book 161, page 166, said Register's Office.
3. Right of Way as of record in Book 2021, page 420, said Register's Office.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 27th day of April, 2007.

Janis C Sarfehjoo

Janis C. Sarfehjoo, undivided 51% interest JCS

Katayoun M. Jafarian, undivided 49% interest

The undersigned, being the spouses of Janis C. Sarehjoo and Katayoun M. Jafarian, collectively the Grantor herein, join in this deed for the sole purpose of conveying any right, title or interest they may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantee(s) or their successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record.

Mohsen Sarfehjoo

Nader Karshenas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Janis C. Sarfehjoo and husband, Mohsen Sarfehjoo,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 27 day of April, 2007.

Notary Public

My Commission Expires: 3/21/07

AMY BRYSON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Katayoun M. Jafarian and husband, Nader Karshenas,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 27 day of April, 2007.

Notary Public

My Commission Expires: 3/21/09

AMY BRYSON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN