Davidson County DEEDWARR
Recvd: 05/08/07 10:12 3 pgs
Fees:18.00 Taxes:289.53
20070508-0055143

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mehdy Kheshti 401 Theresa Avenue Nashville, TN 37205	Same as New Owner	Map 53-03 Parcel 095.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LESLIE HOWARD McGOWAN, NANCY GAIL SCOTT and BOBBY WAYNE McGOWAN, as tenants in common, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MEHDY KHESHTI, an unmarried man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 162, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 66, Register's Office for Davidson County, Tennessee, fronting 77.0 feet on Berry Street, containing 0.12 acres, more or less;

Subject to and/or reserving one (1) permanent easement twelve and three-tenths (12.3) feet wide, more or less, for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the Grantor, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Leslie Howard McGowan, Nancy Gail Scott and Bobby Wayne McGowan, as tenants in common, by Trustee's Quitclaim Deed of record in Instrument No. 20060707-0081826, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1400 Berry Street, Old Hickory, TN 37138.

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

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to permanent easement for utilities as set forth and described hereinabove.

3. **Subject to any and all matters as they may appear on the plan of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee.**

And, we, the GRANTORS, 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

LESLIE HOWARD McGOWAN

NANCY GAIL SCOTT

BOBBY WAYNE McGOWAN

"GRANTEE"

MEHDY KHESHTI

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE HOWARD McGOWAN and NANCY GAIL SCOTT, 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, at office, this the 2nd day of May, 2007.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEHDY KHESHTI, an unmarried man, 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, at office, this the 2nd day of May, 2007.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TEXAS }
COUNTY OF Harris }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY WAYNE McGOWAN, 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, at office, this the 4th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 2/14/11
(SEAL)

AMANDA GARZA
Notary Public
STATE OF TEXAS
My Comm. Exp. Feb. 14, 2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $78,250.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of May, 2007.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009