STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00. **Consideration Breakdown at bottom of page.

X Farhad Shaghaghi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2007.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G7-3454D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/06/07 11:14 2 pgs
Fees:13.00 Taxes:999.00
20070606-0067725

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Farhad Shaghaghi (NAME) | Farhad Shaghaghi (NAME) | 83-1-36 |
| 1200 Gallatin Road (STREET ADDRESS | 1009 Jasperson Drive (STREET ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Madison, TN 37115 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Bennie R. Hackney and Sara Hackney, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Farhad Shaghaghi,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of G.W. GIFFORD'S RE-SUBDIVISION OF 2.61 ACRE LOT, as shown by plat of record in Plat Book 5190, Page 142, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a spike in the westerly margin of Gallatin Avenue at the southeast corner of Lot No. 2 on said plan conveyed to Disser Enterprises, Inc. by deed of record in Book 5481, page 980, said Register's Office; thence, with Disser's southern boundary line north 81 degrees 26 minutes west 209.37 feet to an iron pin at the southwest corner of said Lot No. 2; thence, south 6 degrees 39 minutes west 119.34 feet to the northerly margin of Greenwood Avenue; thence, with same 87 degrees 21 minutes east 174.20 feet to the beginning of a curve; thence, around said curve northeasterly 33.59 feet to the westerly margin of Gallatin Road; thence, with same north 15 degrees 40 minutes east 80.12 feet to the beginning.

Being the same property conveyed to Bennie R. Hackney and Sara Hackney, husband and wife from Disser Enterprises, Inc., by Deed dated February 10, 1995, an of Record in Book 11607, Page 926, Register's Office for Davidson County, Tennessee.

**Consideration Breakdown:
$150,000.00-for purchase of property
$120,000.00-for business property to operate as a car lot

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1200 Gallatin Road, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we 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 the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 4th day of June, 2007.

Bennie R. Hackney — June 04, 2007 Date

Sara Hackney — June 04, 2007 Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bennie R. Hackney and Sara Hackney, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of June, 2007.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

---

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of June, 2007.

My Commission Expires:_____

Notary Public

---

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Return to:
Smith. Sholar. Assoc. PLLC
P.O. Box 663
846 Cont Dr. Ste 4
Gville TN 37072