6070310

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070310

Davidson County DEEDWARR
Recvd: 06/14/07 09:32 2 pgs
Fees:13.00 Taxes:888.00
20070614-0071236

Send Tax Bills To:
Mohammad Ebrahimzadeh
4013 Hollis Dr.
Nashville TN 37211

New Owner is:
Mohammad Ebrahimzadeh
4716-B Nolensville Road
Nashville, TN 37211

MAP: 147-12

PARCEL: 81.00

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 and sufficiency of all of which is hereby acknowledged, **William T. Carter** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mohammad Ebrahimzadeh**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4716-B Nolensville Road, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, and being Lot No. 2 of the Tom C. Lamb Subdivision, Section IV, of record in Book 4675, page 151 and more particularly described as follows:
Beginning at a point 261.33 feet from the northwesterly corner of Phillip Saindon, Trustee, of record in Book 4402, page 307, and fronting on a twenty foot alley; thence leaving said alley and along the southerly margin of Clifton W. Freels North 63 deg. 30' 0" East 94.06 feet to a concrete marker; thence South 26 deg. 22' 0" East 66.45 feet; thence along William T. Carter, South 63 deg. 38' 0" West to the margin of the alley; thence along the margin of the alley North 26 deg. 12' 43", West 66.45 feet to the point of beginning.

Being the same property conveyed to William T. Carter, by Trustee's Deed, from M. Norris Jenkins, Trustee, dated December 19, 2005, filed for record on December 19, 2005, of record in Instrument Number 200512190151777, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

W.T.C.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of June, 2007.

GRANTOR(S):

William T. Carter

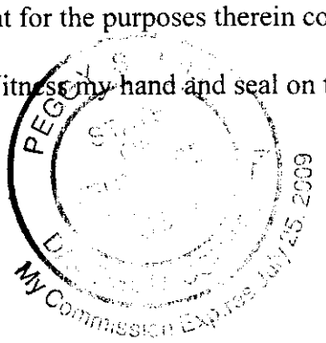
WILLIAM T. CARTER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William T. Carter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 8th day of June, 2007.



Peggy S. Hill

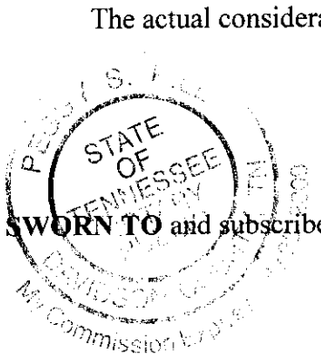
NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00**.

Michelle

AFFIANT



SWORN TO and subscribed before me this the 8th day of June, 2007.

Peggy S. Hill

NOTARY PUBLIC
My commission expires: 07-25-09