WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/07 12:22 2 pgs
Fees:13.00 Taxes:2312.50

20070614-0071348

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Box 13
#13248

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohsen Bokharaeikashi and wife, Lida Mohammad Khah and Mahmoud Sajjadi and wife, Vivian F Khah	Inter Bay Funding , LLC	13302021300; 13302021600; 13302021400; 13302021500
(NAME)	(NAME)	
9217 Sydney Ln	1301 Virginia Dr, Ste 403	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Fort Washington, PA 19034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Nancy Carol Thompson and William G. Edmondson, Co-Trustees of the testamentary trust of Jerry Morgan and Turrentine, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohsen Bokharaeikashi and wife, Lida Mohammad Khah and Mahmoud Sajjadi and wife, Vivian F Khah, 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:

TRACT I – 401 High Street

Land in Davidson County, Tennessee, land in the 6th, formerly the 9th Civil District of said County and State, described as follows:

Beginning in the center of High Street, Formerly a 40 foot unnamed road, at the northeast corner of the property conveyed to William H. Mayfield, by deed from R. E. Rader and wife, of record in Book 1758, Page 71, Register's Office for said County; thence with Mayfield's east line, southwardly 175 feet to the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 80 feet; thence northwardly 175 feet to the center of High Street; thence with the center of said Street, westerwardly 80 feet to the beginning.

TRACT II – 3307 Nolensville Pike

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of the "Noble" tract of land shown on a copy of a survey made by William Collier Parrish & Associates, September 25, 1956, as follows:

Beginning at the southwest intersection of Nolensville Road and High Street; thence with the margin of Nolensville Road, South 24° 40' Est 93 feet to a stake; thence leaving said road, South 63° 50' West 153.1 feet to a stake in the easterly line of the property conveyed to Mallernee Realty Company, by deed from Leone Barry Harwood, et al, as of record in Book 2594, Page 433; thence along its easterly line, north 15° 04' West 164 feet to a point in the southerly margin of High Street; thence with the margin of the same, South 87° 25' East 141.2 feet to a point of beginning.

TRACT III – 399 High Street
Land in Davidson County, Tennessee, being in the 6th, formerly the 9th Civil District and being a part of the northeasterly part of the Noble Land and a part of the easterly part of land conveyed to R.E. Rader and wife, more particularly described according to a survey dated August 6, 1956, by William Collier & Parrish Associates, Civil Engineers, as Follows:

Beginning at a point in the southerly margin of High Street, said point being located 209 feet, more or less from the intersection of the new right of way of Nolensville Road and High Street; thence in a southerly direction 162 feet, more or less, to a point in the northerly margin of an unimproved 15 foot alley; thence westerly along the north margin of said alley. 85 feet to an iron stake, said stake being the common rear corner of the land herein described and the Kirby Lot as shown on said survey; thence northerly along the dividing line of said land 160 feet, to an iron stake in the southerly margin of High Street; thence easterly along the southerly margin of said street, 65 feet to the point of beginning.

TRACT IV – 397 High Street

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being a part of the northeasterly part of the Noble Land, and a part of the easterly part of land conveyed to R. E. Rader and wife, more particularly described according to a survey dated August 6. 1956, by William Collier Parrish Associates, Civil Engineers, as follows:

Beginning at a point in the southerly margin of High Street, said point being an iron pin located 141.2 feet from the intersection of the new right of way of Nolensville Road and High Street; thence in a southerly direction 164 feet, more or

less, to an iron stake in the northerly margin of an unimproved 15 food alley; thence westerly along the north margin of said alley, 132.5 feet to a point; thence northerly 162.0 feet more or less, to a point in the southerly margin of High Street; thence easterly along the southerly margin of said Street, 67.8 feet to the point of beginning.

Being the same property conveyed to Nancy Carol Thompson and William G. Edmondson, Co-Trustees as trustee of the Nancy Carol Thompson and William G. Edmondson, Co- Trustees as trustee of the testamentary trust of Jerry Morgan Turrentine, by deed of record in Instrument NO. 20011012-0111527; 20010912-0099145; Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **401 High St, Nashville, TN 37221**
3307 Nolensville Pike, Nashville, TN 37221
399 High St, Nashville, TN 37221
397 High St, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 our hands this 15th day of May, 2007.

Nancy Carol Thompson, Co-Trustee

Nancy Carol Thompson

Nancy Carol Thompson and William G. Edmondson, Co-Trustees of the testamentary trust of Jerry Morgan Turrentine

William G. Edmondson, Co-Trustee

William G. Edmondson

Nancy Carol Thompson and William G. Edmondson, Co-Trustees of the testamentary trust of Jerry Morgan Turrentine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15 day of May, 2007, before me, personally appeared Nancy Carol Thompson and William G. Edmondson, Co-Trustees as co-trustee of the Nancy Carol Thompson and William G. Edmondson, Co-Trustees of the testamentary trust of Jerry Morgan Turrentine, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2007.

Commission expires:
7-25-09

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County