Davidson County DEEDWARR
Recvd: 06/19/07 15:27 4 pgs
Fees:23.00 Taxes:325.60
20070619-0073406

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Terron Mercer 3283 Franklin Limestone Road Antioch, TN 37013-2747	Same	148-00-0-061.00
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSL) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **KATAYOUN JAFARIAN** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **TERRON MERCER** ("Grantee"), land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 3281 Franklin Limestone Road, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2007.

TAMELA ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: May 23, 2009

My Commission Expires MAY 23, 2009

1579747 v1
004510-219

1. Real Estate Taxes for the year 2007, a lien, but not yet due and payable.

2. Matters shown on the plan of record in Minute Book J, page 391, Chancery Court of Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Nader Karshenas, husband of Grantor, joins in this warranty deed for the purpose of conveying any marital interest he may have in and to the Property.

Executed this 19th day of June, 2007.

KATAYOUN JAFARIAN

NADER KARSHENAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Elkins, the undersigned, a Notary Public in and for said County and State, the within named **Katayoun Jafarian**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of June, 2007.

Notary Public

My Commission Expires:
May 23, 2009

TAMELA ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Elkins, the undersigned, a Notary Public in and for said County and State, the within named **Nader Karshenas**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of June, 2007.

Tamela Elkins
Notary Public

My Commission Expires:
May 23, 2009

TAMELA ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

EXHIBIT "A"

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of A. C. Payne's Quinn and Bigley Lands, as of record in Minute Book J, page 391, Chancery Court at Nashville, described as follows:

> Beginning in the center of Mills Road at the southwest corner of that part of said Lot No. 2 conveyed to Earl Nease, et al., by deed from J. T. Brown and wife, of record in Book 1085, page 585, Register's Office for said County, thence with said Nease's western boundary line, northerly 210 feet; thence westerly 90 feet; thence southerly 210 feet to the center of said Road; thence with same, easterly 90 feet to the beginning.

Being the same property conveyed to Katayoun Jafarian by deed from Betty J. Vernon, sole heir at law of Pattie B. Vernon, Deceased, of record as Instrument No. 20050728-0088467, dated July 21, 2005, Register's Office for Davidson County, Tennessee.