Davidson County DEEDWARR
Recvd: 06/21/07 09:30 2 pgs
Fees:13.00 Taxes:532.80

20070621-0074055

WARRANTY DEED

R-HDH-07-803

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/12/11

(AFFIX SEAL)

KANE[illegible]OMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Barry Downer	BARRY DOWNER	
803 Shelby Avenue (ADDRESS)	1301 Boscobel St (ADDRESS)	82-16-383.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville TN 37206 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GHOLAM REZA KHESHTI, married AND SOHEILA N. GILANI, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARRY DOWNER, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 143 ON THE MAP OF J. S. WILLIAMS ADDITION TO EDGEFIELD, OF RECORD IN BOOK 21, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF SHELBY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GHOLAM REZA KHESHTI AND SOHEILA N. GILANI BY WARRANTY DEED FROM KAROLYN CARPENTER AND DAVID M. CARPENTER, JR. AND WILLIAM BREWSTER, RECORDED ON THE 7TH DAY OF JANUARY, 1999 IN DEED BOOK 11288, PAGE 89, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.

Due to this property never having been the marital residence of the aforementioned Grantors, no spouses joined in this conveyance.

unimproved ( )

This is improved (X) property, known as 803 Shelby Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of June, 2007.

Gholam Reza Kheshti

Soheila N. Gilani

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gholam Reza Kheshti and Soheila N. Gilani, the within named bargainor, 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.

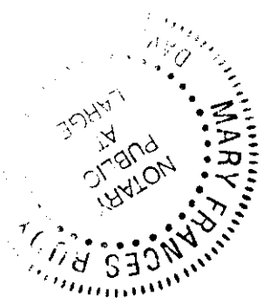
Witness my hand and official seal, this the 15th day of June, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds