Davidson County DEEDWARR
Recvd: 07/03/07 10:44 2 pgs
Fees:13.00 Taxes:1424.50

20070703-0079316

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CW-07-912

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:	MAP-PARCEL NUMBERS
Yehya Elsherif	Countrywide Bank, FSB	
912 Woodmont Blvd.	801 Crescent Centre Dr. #510	
Nashville, TN 37204	Franklin, Tn 37067	118-10-79.00
(CITY) (STATE) (ZIP)	(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 FEREIDOON DAVACHI AND WIFE, ASHRAF JALLILNEZHAD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YEHYA ELSHERIF, 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 THE WESTERLY PART OF LOT NO. 47 ON THE MAP OF WOODMONT BOULEVARD SECTION OF MARENGO PARK, AS OF RECORD IN BOOK 1130, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY T.M. SANFORD, SURVEYOR, DATED NOVEMBER 22, 1958, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF WOODMONT BOULEVARD AT A CROSS CUT ON A ROCK IN THE CENTER LINE OF BROWN'S CREEK, BEING IN THE EASTERLY LINE OF THE PROPERTY KNOWN AS WOODMONT TERRACE, THENCE DOWN SAID CREEK PARTLY ALONG THE BANK THEREOF, AND ALONG THE EAST LINE OF WOODMONT TERRACE PROPERTY, NORTHEASTERLY 503 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF THE OLD GLENDALE CARLINE RIGHT-OF-WAY; THENCE WITH THE MARGIN OF THE SAME SOUTHEASTERLY 77 FEET TO A POINT AT THE CORNER OF LOTS NOS. 47 AND 48, BEING THE NORTH CORNER OF THE PROPERTY CONVEYED TO LOUISE HALLORAN BY DEED OF RECORD FROM IN BOOK 2860, PAGE 339, SAID REGISTER'S OFFICE, THENCE WITH HER WEST LINE SOUTH 17 DEGREES WEST 448.6 FEET TO AN IRON PIN IN THE NORTH MARGIN OF WOODMONT BOULEVARD; THENCE WITH THE MARGIN OF THE SAME NORTH 84 DEGREES 23' WEST 126 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FEREIDON DAVACHI AND WIFE, ASHRAF JALLILNEZHAD BY WARRANTY DEED FROM ELLIS J. SAAD, UNMARRIED, RECORDED ON THE 21ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060821-0102953, 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 of record in Book 3921, page 531; Book 7928, page 342; 20060821-0102953; EWR/12; EWR/13, Register's Office.

unimproved ( )
This is improved (X) property, known as 912 Woodmont Blvd, Nashville, Tennessee 37204
(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 27th day of June, 2007.

Fereidoon Davachi

Fereidoon Davachi

Ashraf Jallilnezhad

Ashraf Jallilnezhad

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fereidoon Davachi and Ashraf Jallilnezhad, 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 27th day of June, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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