WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
13507

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahmoud Sajjadi and Jim A. Attar	New owner	11905011000
(NAME)	(NAME)	
1401 Bownan Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, Tn 37027		
(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, Durik & Richardson Partnership, an Indiana general partnership composed of David L. Durik and Rod L. Richardson, General Partners, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim A. Attar, holding a 50% interest and Mahmoud Sajjadi and wife, Vivian F. Khah, holding a 50% interest, 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:

Land in Davidson County, Tennessee, being the southerly 49.5 feet of Lot No. 520 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee and further described according to a survey dated December 13, 1996, by Rocky L. Montoya, Registered Land Surveyor, License No. 697, as follows: Beginning at a p.k. nail in the westerly margin of a concrete walk on the west side of Nolensville Pike, a corner to the property conveyed to John Crowell, et ux, et al, of record in Book 5026, Page 203, Register's Office for Davidson County, Tennessee; thence, with said margin of said concrete walk, South 21 deg. 15'01" East 49.50 feet to a p.k. nail, a corner to the property conveyed to A.S. Johnson, Trustee, of record in Book 1349, Page 317, said Register's Office; thence with the line of Johnson, Trustee, South 69 deg. 22' 45" West 150.00 feet to a p.k. nail in the easterly margin of alley number 1815; Thence with said margin of said alley, North 21 deg. 15'03" West 49.46 feet to a p.k. nail, a corner to Crowell; thence with the line of Crowell, North 69 deg. 21'52" East 150.00 feet to the point of beginning and containing 7,422 square feet or 0.17 acres, more or less.

Being the same property conveyed to DURIK 7 RICHARDSON PARTNERSHIP, an Indiana general partnership composed of David L. Durik and rod L. Richardson, General Partners, by deed of record in Book 10355, Page 639, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2505-2507 Nolensville Road, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 07/18/07 10:02 2 pgs
Fees:13.00 Taxes:599.40
20070718-0085348

Witness our hands this 12 day of July, 2007.

David L. Durik, General Partner

Rod L. Richardson, General Partner

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared David L. Durik with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Durik & Richardson Partnership, an Indiana general partnership and that he as such General Partner executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as General Partner.

Witness my hand and official seal at Louisville, Kentucky this 12 day of July, 2007.

My commission expires:

NANCY MUELLER NOTARY PUBLIC STATE AT Notary Public, State at Large, KY My commission expires July 4, 2008

Notary Public

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Rod L. Richardson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Durik & Richardson Partnership, an Indiana general partnership and that he as such General Partner executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as General Partner.

Witness my hand and official seal at Louisville, Kentucky this 12 day of July, 2007.

My commission expires:

NANCY MUELLER NOTARY PUBLIC STATE AT

Notary Public