Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1291

Send tax bills to:
Ramin Saeedpour
203 Cherokee Rd
Nashville, TN 37205

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/07 14:14 2 pgs
Fees:13.00 Taxes:2090.50
20071008-0119787

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Michael A. Walton and wife, Jessica A. Walton, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ramin Saeedpour, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lots 13 & 14, Block L, on the Plan of Cherokee Park, Section 3, of record in Plat Book 843, Pages 2 & 3, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Walton and wife, Jessica A. Walton by deed dated December 2, 2002 of record in Instrument No. 20030109-0003914, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 203 Cherokee Road, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of September, 2007

Michael A. Walton

Jessica A. Walton

State of Tennessee)
County of Davidson)

On this 17th day of September, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael A. Walton and Jessica A. Walton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence), to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he~~ they executed the same as ~~his~~ their free act and deed.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 565,000.00.

Katie Read
Affiant

Sworn and subscribed before me on this the 17th day of September, 2007.

Notary Public

My Commission Expires: 9-25-10

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

This instrument Prepared by:
Jason A Kren
1717 Alliant Ave. #5
Louisville, KY 40299

NEW OWNER:
Ramin Saeedpour
203 Cherokee Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
103-12-27