Davidson County DEEDWARR
Recvd: 10/09/07 09:55 2 pgs
Fees:13.00 Taxes:1304.25

20071009-0120062

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

R-NC-07-1307

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
Alireza Kheshti	CTX Mortgage Company	
1307 Hildreth Drive	(NAME) 3100 Mckinnon, Corp. Closing 2nd Floor	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Dallas, TX 75201	145-2-18.00
(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 RICHARD H. SCHELLHARDT AND WIFE MARY ANN SCHELLHARDT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALIREZA KHESHTI, A MARRIED MAN, 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 330, SEVEN HILLS, SECTION 8, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 14, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RICHARD H. SCHELLHARDT AND WIFE, MARY ANN SCHELLHARDT, INDIVIDUALLY TO RICHARD H. SCHELLHARDT AND WIFE, MARY ANN SCHELLHARDT, TRUSTEES U/A/D JULY 7, 1997 OF THE SCHELLHARDT JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST AS RECORDED ON THE 9TH DAY OF JULY, 1997 IN BOOK 10522, PAGE 799 AND WARRANTY DEED FROM JAMES E. DURY AND WIFE, JANE COKER DURY TO RICHARD H. SCHELLHARDT AND WIFE, MARY ANN SCHELLHARDT AS RECORDED ON THE 20TH DAY OF FEBRUARY, 1973 IN BOOK 4682, PAGE 343, 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.

unimproved ( )
This is improved (X) property, known as 1307 Hildreth Drive, Nashville, Tennessee 37215
(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 5th day of October, 2007.

Schellhardt Joint Revocable Living Trust

By: _____
Richard H. Schellhardt
Its: Trustee

By: _____
Mary Ann Schellhardt
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of October, 2007, before me personally appeared Richard H. Schellhardt and wife Mary Ann Schellhardt, Trustees of the Schellhardt Joint Revocable Living Trust Agreement, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th day of October, 2007.

_____
Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1/22/08

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