Davidson County DEEDWARR
Recvd: 10/16/07 14:16 2 pgs
Fees:13.00 Taxes:375.52
20071016-0122749

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $101,492.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2007.

Notary Public:
My Commission Expires: 9-14-09

CHRIS A. REESE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Stacy Mashburn and James Dannie Mashburn 1400 Berry Street Old Hickory, TN 37138	New Owner	05303009500

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mehdy Kheshti, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stacy Mashburn and James Dannie Mashburn, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 162, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 66, Register's Office for Davidson County, Tennessee, fronting 77.0 feet on Berry Street, containing 0.12 acres, more or less:

SUBJECT to and/or reserving one (1) permanent easement twelve and three-tenths (12.3) feet wide, more or less, for utilities; and all rights in connections with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the Grantor, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Mehdy Kheshti, an unmarried man, by Warranty Deed from Leslie Howard McGowan, Nancy Gail Scott and Bobby Wayne McGowan, as tenants in common, dated May 2, 2007, recorded May 8, 2007, in Instrument Number 20070508-0055143, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 1905, Page 458, Register's Office for Davidson County, Tennessee.

Utility easement and Ingress and Egress easement set forth in the instrument recorded in Book 1424, Page 66, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1400 Berry Street, Old Hickory, TN 37138

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the

lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 15th day of October, 2007.

Mehdy Kheshti

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Mehdy Kheshti**, the bargainor(s), 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 15th day of October, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075