Davidson County DEEDWARR
Recvd: 11/08/07 10:56 3 pgs
Fees:18.00 Taxes:307.10
20071108-0131898

This Instrument Prepared By:
First Tennessee Bank, N.A.
6522 Chapman Highway
Knoxville, Tennessee 37920

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Mohsen Ahmadi
21 Vaughn Gap Road, Unit East 75
Nashville, Tennessee 37205

MAIL TAX STATEMENT TO:
Mohsen Ahmadi
21 Vaughn Gap Road, Unit East 75
Nashville, Tennessee 37205

MAP PARCEL NUMBERS:
Map/Parcel: 129150A075

FOR AND IN CONSIDERATION of the sum of EIGHTY THREE THOUSAND AND NO/100 DOLLARS ($83,000.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **First Tennessee Bank, N.A.** has this day bargained and sold, and does hereby transfer and convey unto the said **Mohsen Ahmadi, a single individual**, Grantee herein, its successors and assigns, certain real estate in Davidson County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to First Tennessee Bank, N.A. by Deed from Arnold M. Weiss, Substitute Trustee of record as Doc. No. 20070620-0073536 said Register's Office.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made by the grantor, and it cannot be held to warranty title generally against all persons. Grantor does further covenant and bind itself, and its successors and assigns to warranty and forever defend the title to the property to the said Grantee(s) against the lawful claims of the persons claiming by, through or under the grantor, but no further or otherwise. The Grantor covenant with the Grantee, his successors and assigns, that it is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same.

The express purpose of this conveyance is to **Transfer Title**.

This is unimproved ( ) property known as 21 Vaughn Gap Road, Unit East 75, Nashville, Tennessee 37205
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 24 day of October, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

First Tennessee Bank, N.A.

By: _____
Corporate Officer
Printed Name & Title: Daniel M. White, Vice President

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Knox) ss

Before me, Datha L. Parrott, a Notary Public of the State and County aforesaid, personally appeared Daniel M. White with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of **First Tennessee Bank, N.A.**, the within named bargainor, a National Association organized and operating under the laws of the State of Tennessee, and that he/she as such Vice President executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Vice President.

NOTARY STAMP/SEAL

DATHA L. PARROTT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY, TN

WITNESS my hand and official seal, at office in Knox Co. this 24 day of October, 2007.

_____
NOTARY PUBLIC
MY Commission Expires: July 13, 2009

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Knox)

The actual consideration or value whichever is greater, for this transfer is $ 83,000.00.

Subscribed and sworn to before me this the 24 day of October, 2007.

_____
Affiant

_____
Notary Public
My Commission Expires: July 13, 2009

(Affix Seal)

DATHA L. PARROTT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY, TN

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

UNIT NO. 75, OF BELLE MEADE HIGHLANDS CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER # 27, SECTION #101, ET SEQ., AS AMENDED TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK # 7091, PAGE # 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BELLE MEADE HIGHLANDS CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

WHEN RECORDED RETURN TO:



RECORD-CHECK SERVICES, INC.
560 Colonial Rd. #203
Memphis, TN 38117