PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075

WARRANTY DEED

P-07-1314

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-

(AFFIX SEAL)

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy K. Barati	NEW OWNER	
1314 McAlpine Drive	(NAME)	061-16-0-202.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEATRICE M. CAYCE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TAMMY K. BARATI AND DARYOUSH BARATI, WIFE AND HUSBAND, hereinafter called the Grantees, 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 the easterly 53.1 feet of Lot NO. 46 on the Map of Kennedy and Graves Subdivision of Blocks C and D, Monte Vista, as of record inPlat Book 843, page 14, Register's Office for said County, to which reference is made for a more complete description.

Said part of Lot NO. 46 fronts 53.1 feet on the southerly side of Mc Alpine Avenue and runs back between lines 368 feet on the easterly side and 368 feet on the westerly side, to a line at the rear on which it measures 52.1 feet thereon.

Being the same property conveyed William W. Cayce and wife Beatrice M. Cayce by Quitclaim Deed dated August 31, 1972 in book 8728 page 294, Register's Office for Davidson County, TN.

The said William W. Cayce haveing since died December 8, 1994.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1314 McAlpine Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 11/19/07 12:10 2 pg
Fees:13.00 Taxes:510.23

20071119-0135154

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.

Witness my/our hand(s) this 9th day of November, 2007.

Beatrice M. Cayce

Beatrice M. Cayce

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beatrice M. Cayce, unmarried the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2007.

Shonda Worthington

Notary Public

My Commission Expires: 7/24/11

(SEAL)

SHONDA WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800