MAIL:

Davidson County DEEDWARR
Recvd: 12/17/07 10:43 3 pgs
Fees:18.00 Taxes:999.00
20071217-0144469

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2007-0765

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP PARCEL**
Hamid Toloogolzari and Ali Shahhosseimi and Zabihollah Shahhosseimi 9479 Chesapeake Dr Brentwood, TN. 37027	Same	105.16-0-256.00 & 257.00 & 258.00 &259.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Jay Crouch
Affiant

Subscribed and sworn to before me this the 14th day of December, 2007

Notary Public

My Commission Expires: 6-14-08

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sherling Limited Partnership(AKA Sherling Family Limited Partnership)** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Hamid Toloogolzari and Ali Shahhosseimi and Zabihollah Shahhosseimi**, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Tract One:

Being Lot Nos. 29 and 30 of the Jane Watkins Tract, of record in Book 2, page 108, Register's Office for said County, as follows:

Said Lots Nos 29 and 30 adjoin and front 156 feet, more or less on the southerly side of Vivelle Street and run back 165 feet, more or less on the westerly line which is the easterly margin of Nolensville Road and 150 feet, more or less on the easterly margin to an ally measuring 84 feet, more or less, thereon.

Being the same property conveyed to Sherling Limited Partnership (AKA Sherling Family Limited Partnership) by deed of Virginia B. Sherling, of record in Instrument No. 20011221-0141252, said Register's Office.

Improved Property - Being known as addresses: 2194A Nolensville Pike, Nashville, TN 37211 and 338 Vivelle Avenue, Nashville, TN 37210

Tract Two:

Being Lots Nos. 27 and 28 on the Plan of the Subdivision of the Jane Watkins Tract, as of record in the Plan Book 2, page 108, Chancery Court of Nashville, Tennessee.

Said Lots Nos. 27 and 28 fronts 50 feet each on the southerly side of Vivelle Avenuea and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sherling Limited Partnership (AKA Sherling Family Limited Partnership) by quitclaim deed of Virginia B. Sherling of record in Instrument No. 20011221-0141254, said Register's Office.

Improved Property - Being known as addresses: 0 Vivelle Avenue, Nashville TN 37210 and 336 Vivelle Avenue, Nashville, TN 37210

The Property is transferred subject to these limitations, restrictions, and encumbrances: All matters appearing on the Plan of the Jane Watkins Tract of record in Plat Book 2, page 108, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 its hand this, the 14th day of December, 2007

GRANTOR:

Sherling Limited Partnership (AKA Sherling Family Limited Partnership)

By: Cheryl Sherling Magli
Cheryl Sherling Magli, General Partner

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Cheryl Sherling Magli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself General Partner of Sherling Family Limited Partnership (AKA Sherling Limited Partnership), the within named bargainor, a limited partnership, and that Cheryl Sherling Magli, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership herself as General Partner of said Partnership.

Witness my hand and official seal, this the 14th day of Dec, 2007.

Notary Public

My Commission Expires: 6/14/08

(SEAL)

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds