Davidson County DEEDWARR
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Fees:13.00 Taxes:453.25

20080104-0000992

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $122,500.00. Affiant Subscribed and sworn to before me on this 28th day of December, 2007 Notary Public MY COMMISSION EXPIRES: 7/24/2010

WILLIAM G. WEAVER III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 24, 2010

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farhad Roozbahen	J.P. Morgan Chase Bank, N.A.	
(NAME) 395 Ashgrove Drive	(NAME) 1901 Roxborough Road, Suite 406	Map and Parcel 161-12-0-005.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Auto Latino, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Farhad Roozbahen, an unmarried man and Aliyeh Armakan, and husband, Nouroddin Roozbahen, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Southwood Subdivision, as of record in Book 2663, Page 126, Register's Office for said County.

Said Lot No. 157 fronts 100 feet on the southerly side of Ash Grove Drive and runs back 309.92 feet on the easterly side and 312.9 feet on the westerly side to a dead line, measuring 45 feet thereon.

Being the same property conveyed to Auto Latino, Inc., by Warranty Deed from Alma E. Polk, dated February 7, 2003, of record in Instrument No. 20030211-0018447, Register's Office for Davidson County, Tennessee.

This is improved property known as 395 Ashgrove Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of December, 2007.

Auto Latino, Inc.

BY:_____
Secretary

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, William G. Weaver III, of the state and county mentioned, personally appeared **Fariborz Akbari**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowleged such person to secretary of **Auto Latino, Inc.**, the within named bargainer, a corporation, and that such secretary executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **Fariborz Akbari as Secretary of Auto Latino, Inc.**

Witness my hand and official seal, this the 28th day of December, 2007.

_____
Notary Public

WILLIAM G. WEAVER, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 24, 2010

My Commission Expires: 7/24/2010