Davidson County DEEDWARR
Recvd: 01/29/08 10:48 2 pg
Fees:13.00 Taxes:44.40
20080129-0009072

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Marie Patton	New Owner	Map/Parcel -
144 Oak Park Drive		09206037100
Nashville, TN 37207		08-01-13174 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Hooshang Olfat and Rahim Rahimi** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Marie Patton,** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 21st Civil District of Davidson County, Tennessee as described as follows:

Being Lot No. 11 on the Map of L. C. Thuss Subdivision of part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hooshang Olfat and Rahim Rahimi by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, recorded on the 4th day of October, 2004 in Instrument Number 20041004-0119105, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years

This is improved property commonly known as: 721 28th Avenue, Nashville, TN 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $12,000.00

Marie Patton
Affiant

Subscribed and sworn to before me this 28 day of January, 2008

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto

belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of January, 2008.

Hooshang Olfat

Rahim Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of January, 2008, before me personally appeared Hooshang Olfat and Rahim Rahimi to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES:
September 19, 2009