PREPARED BY: [illegible] ATTYS.
RETURN TO: [illegible] AVE, SUITE 330
[illegible]WOOD, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/08 12:04 3 pgs
Fees:18.00 Taxes:1154.40
20080204-0011332

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $312,000.00.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS the 31st DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Harrison Johnson, Jr., Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jahanger J. Rahimi and Rahim Rahimi **7817 Indian Springs Drive** **Nashville, TN 37221**	**SAME**	**Map 155** **Parcel No.267**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **A. W. Chaffin and wife, Edna Lou Chaffin (as to an undivided 1/3 interest), Don Einwag and wife, Sherrill D. Einwag (as to an undivided 1/3 interest), and R.S. Chaffin and wife, Melissa L. Chaffin (as to an undivided 1/3 interest),** THE UNDERSIGNED GRANTORS, HEREINAFTER CALLED THE "GRANTORS", HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAHANGER J. RAHIMI AND WIFE, FATIMAH S. RAHIMI AND RAHIM RAHIMI AND WIFE, FATHIA RAHIMI,** HEREINAFTER CALLED THE "GRANTEES", AND THE GRANTEES' HEIRS/ ADMINISTRATORS/ SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the Plat of Chaffin Subdivision No. 4, of record in Plat Book 9700, page 879, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to A.W. Chaffin and wife, Edna Lou Chaffin, by deed from P.M. Chaffin, of record in Book 4701, page 313, dated October 17, 1966, and being further conveyed to Don Einwag and wife, Sherrill D. Einwag (as to an undivided 1/3 interest), and R.S. Chaffin and wife, Melissa L. Chaffin (as to an undivided 1/3 interest), of record in Book 9263, page 849, dated February 25, 1994, said Register's Office. (the "Property");

Subject, however, to:

1. **Davidson County taxes for 2008, which have been prorated and assumed by the Grantee.**

2. **Matters shown on the Plans of record in Plat Book 9700, pages 523 and 879, said Register's Office.**

3. **Agreement for Dedication of Easement for Water Line of record in Book 7142, page 478, said Register's Office.**

This is __ improved ____X___ unimproved property, known as 8291 Collins Road, Nashville TN 37221 Davidson County, Tennessee.

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, administrators, successors and assigns forever; and the Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, administrators and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders. This conveyance may be made by way of counterparts and/or additional signature pages.

WITNESS my/our hand(s) this the 31st day of January, 2008.

GRANTOR(S):

A.W. Chaffin

Edna Lou Chaffin

Don Einwag
by A.W. Chaffin, his attorney in fact

Sherrill D. Einwag,
by A.W. Chaffin, her attorney in fact

R. S. Chaffin
by: A.W. Chaffin, his attorney in fact

Melissa L. Chaffin
by: A.W. Chaffin, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **A. W. Chaffin and wife, Edna Lou Chaffin,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 31st day of January, 2008.

My Commission Expires: 11-7-11

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **A. W. Chaffin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Don Einwag and wife, Sherrill D. Einwag,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Don Einwag and wife, Sherrill D. Einwag,** the within named bargainor(s) by the said **A.W. Chaffin,** as such Attorney-in Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 31st day of January, 2008.

Notary Public

My commission expires 11-7-11

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **A. W. Chaffin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **R.S. Chaffin and wife, Melissa L. Chaffin,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **R.S. Chaffin and wife, Melissa L. Chaffin,** the within named bargainor(s) by the said **A.W. Chaffin,** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 31st day of January, 2008.

Notary Public

My commission expires 11-7-11

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY