Prepared By & Return To:
WEISS & WEISS, ATTORNEYS AT LAW
761 Old Hickory Blvd., Ste. 301
Brentwood, TN 37027
#08-01-024-KR

08-01-024-KR

MAP & PARCELS
104-13-186.00

Davidson County DEEDWARR
Recvd: 02/08/08 10:29 2 pgs
Fees:13.00 Taxes:1513.30
20080208-0013145

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $409,000.00.

Affiant

Subscribed and sworn to before me this the 8th day of February, 2008.

My Commission Expires: 01/03/2011

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
SETH YAZDIAN
RACHEL YAZDIAN
3624 Brighton Road
Nashville, TN 37205

SEND TAX BILLS TO:

"NEW OWNER"

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 consideration, the receipt and sufficiency all of which is hereby acknowledged, **Nashville Bank & Trust Company, Trustee**, under the **Revocable Trust Agreement,** dated September 13, 2006, executed by David P. Eberling hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **Seth Yazdian, Unmarried and Rachel Yazdian, Unmarried,** as Tenenats in Common, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 8, on the map of the Resubdivision of Lots Nos. 3 and 9 of Block "L" in Whitland Realty Company's Subdivision, of record in Book 1424, Page 43, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Brighton Avenue, at the corner of Lots Nos. 7 and 8; thence with the said Avenue, westwardly 62.53 feet to the beginning of a curve; thence around said curve, in a northwesterly direction, with a radius of 20 feet, 28.72 feet to the easterly margin of Leonard Avenue; thence with said Avenue, northwardly 164.45 feet; thence eastwardly 128 feet to the corner of said lots. nos. 7 and 8; thence with the line between said two lots, southwardly 219.4 feet to the beginning.

Being all of the same property conveyed to Nashville Bank & Trust Company, Trustee under the Revocable Trust Agreement dated September 13, 2006 executed by David P. Eberling by Deed from David P. Eberling of record in Instrument No. 20070103-0000924, Register's Office for Davidson County, Tennessee.

"Nashville Bank & Trust Company" and "Nashville Bank and Trust Company" are one in the same Entity, A Tennessee Corporation

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 8th day of February, 2008.

Nashville Bank & Trust Company, Trustee

By: _____

Steve Davis, Sr. Vice President and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **STEVE DAVIS**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the , **Sr. Vice President and Trust Officer** of **Nashville Bank & Trust Company, Trustee** , the within named bargainor, and that he as such **Sr. Vice President and Trust Officer**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of February, 2008.

My Commission Expires: 01/03/2011

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Kris Morss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kris Morss who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/26/09

_____

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY