Davidson County DEEDWARR
Recvd: 02/26/08 08:46 3 pgs
Fees:18.00 Taxes:3034.00
20080226-0018547

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Fereidoon Davachi et ux	(NAME) Same as new owner	Map & Parcel # 144-4-16.00
(STREET ADDRESS) 930 Downey Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Tim H. J. Kruse,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Fereidoon Davachi and wife, Ashraf Jallilnezhad**, Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Property located at the Northwest corner of Hillsboro Pike and Hemingway Drive in the City of Nashville, Davidson County, Tennessee. Being shown as parcel 16.00 on Davidson County Property Map 144-04, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 14, 2008 and known as Job No. 08-0005, as follows:

BEGINNING at an iron pin found in the northerly right-of-way of Hemingway Drive at the Southwest corner of the herein-described tract and the Southeast corner of the Mark A. Holloway etux property of record in Book 11067, Page 151, R.O.D.C., TN. Thence from said POINT OF BEGINNING, leaving the right-of-way of Hemingway Drive with the easterly line of Holloway, N 04°09'03" E – 238.52' to an iron pin found; Thence S 88°46'04" E – 8.51' to an iron pin found; Thence leaving Holloway's line with the southerly line of Tract 1 of same survey, S 86°51'06" E – 518.05' to an iron pin found in the westerly right-of-way of Hillsboro Pike; Thence with the right-of-way of Hillsboro Pike and a curve right having a radius of 3047.58', a delta of 02°53'05", a chord length of 153.43', said chord having a bearing of S 32°44'08" W and an arc length along said curve of 153.44' to a concrete monument found; Thence continuing with said right-of-way, S 34°51'55" W – 235.80' to an iron pin set; Thence with a curve right having a radius of 50.00', a delta of 81°16'55", a chord length of 65.13', said chord having a bearing of S 75°30'40" W and an arc length along said curve of 70.93' to a concrete monument found in the northerly right-of-way of Hemingway Drive, Thence with said right-of-way, N 63°50'51" W – 121.63' to an iron pin found; Thence continuing with said right-of-way and a curve left having a radius of 8902.79', a delta of 01°05'59", a chord length of 170.86', said chord having a bearing of N 63°36'08" W and an arc length along said curve of 170.86' to the POINT OF BEGINNING, containing 3.10 acres, more or less.

Being the same property conveyed to Tim H. J. Kruse by deed of record in Deed Book 8827, page 647, Register's Office, Davidson County, Tennessee.

Sally L. Kruse, spouse, of the above named Tim H. J. Kruse joins in this Deed for the sole purpose of conveying her interest, if any in and to the above-described property, including homestead and any marital rights, but no further or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $820,000.00

Subscribed and sworn to before me this 25th day of February, 2008.

Affiant

My commission expires: 10-24-10

Notary Public

My Commission Expires: October 24, 2010

This is improved property known as 5627 Hillsboro Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 25th day of February, 2008.

Tim H. J. Kruse

Sally L. Kruse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, **TIM H. J. KRUSE and wife, SALLY L. KRUSE,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2008.

My Commission Expires: October 24, 2010

Marjorie Haines, Notary Public
My Commission Expires: 10/24/10

EXHIBIT "A"
ENCUMBRANCES

1. 2008 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to flow of creek across subject property.