21235-6 Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/08 13:13 2 pg:
Fees:13.00 Taxes:1665.00

20080423-0041493

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2008.

Notary Public

My commission expires: 3/22/05

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carlo Aghakhani **Meganush Aghakhani**	New Owner	**Map 106-6 Parcel 049 and 049.01**
6920 Scarlett Ridge Road		
Brentwood, Tennessee 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Leonard C. Lewis, III and wife, Jean Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carlo Aghakhani and wife, Meganush Aghakhani

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, described according to a survey made by Dale and Associates dated March 10, 1998 as follows:

Beginning at an iron rod situated in the southerly margin of Murfreesboro Road, said point being the northeast corner of the H.G. Lipscomb & Co. of record in Deed Book 5935, Page 526, Register's Office for Davidson County, Tennessee, thence, along said road, S 73 degrees 07 minutes 20 seconds E, a distance of 174.33 feet to an iron rod; thence, leaving said road, S 16 degrees 52 minutes 40 seconds W, a distance of 92.40 feet to an iron rod; thence, S 62 degrees 07 minutes 33 seconds W, a distance of 245.47 feet to an iron rod; thence N 16 degrees 52 minutes 38 seconds E, a distance of 265.22 feet to the point of beginning and containing 31,171.894 square feet or 0.716 acres of land more or less.

BEING the same property conveyed to Leonard C. Lewis, III and wife,Jean Lewis by Deed from Rock City Realty Co., Inc., a Tennessee corporation, of record in Book 10869, Page 453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **623 and 629 Murfreesboro Pike, Nashville, Tennessee 37210**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this **18th** day of **April, 2008.**

Leonard C. Lewis, III

Jean Lewis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leonard C. Lewis, III and Jean Lewis,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **April, 2008.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09