Davidson County DEEDWARR
Recvd: 06/24/08 09:58 3 pgs
Fees:18.00 Taxes:425.50
20080624-0064853

THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HASSAN NAZI, ET. AL.	same	
(NAME)	(NAME)	148 00 0 198.00
946 Richards Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00
	AFFIANT
	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2008
	Amy Monterroso Notary Public
	My Commission Expires: 3-10-2012

AMY MONTERROSO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Mohammad Karimy and wife, Shiva Sharafshahi, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hassan Nazi, Khidir Hassan Nejad and Amir Hassan Nejad, as joint tenants with the

right of survivorship, hereinafter called the Grantees, their heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Auto Mart Subdivision, as shown on plat of record in Plat Book 5210, page 64, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Mohammad Karimy and wife, Shiva Sharafshahi by deed of record in Book 8597, page 368, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all existing easements and restrictions of record and 2008 real property taxes, which are assumed by Grantees.
>
> This conveyance is made pursuant to an order by the United States Bankruptcy Court of the Middle District of Tennessee in case number 08-00872-MH3-13 authorizing sale of the property described herein free and clear of liens, which is recorded as instrument number 2008618-0062780, R.O.D.C..
>
> This is improved property known as 946 Richards Road, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors, and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, and assigns, against the lawful claims of all personal whomsoever.

WITNESS my hand this 19 day of June, 2008.

Mohammad Karimy

SHIVA SHARAFSHAHI

Shiva Sharafsahi, BY- MOHAMMAD KARIMY. POA
By: Mohammad Karimy, her Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Monterroso, a Notary Public in and for said County and State, **Mohammad Karimy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he is the attorney-in-fact for Shiva Sharafsahi, the bargainor, pursuant to a duly executed Durable General Power of Attorney, recorded in instrument number 20080618-0062499, Register's Office for Davidson County, Tennessee, and that he as such attorney-in-fact, executed the within warranty deed by signing the name of Shiva Sharafsahi as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2008.

Amy Monterroso
Notary Public

My Commission Expires: 3-10-2012

AMY MONTERROSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Monterroso, a Notary Public in and for said County and State, the within named, **Mohammad Karimy**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2008.

Amy Monterroso
Notary Public

My Commission Expires: 3-10-2012

AMY MONTERROSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012