This Instrument Prepared by:
CBC Title & Escrow
621 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
Javad Ramezanifar
P.O. Box 512
Brentwood, TN 37024

SEND TAX BILLS:
Same

Davidson County DEEDWARR
Recvd: 06/26/08 08:57 2 pg
Fees:13.00 Taxes:869.50
20080626-0065665

Map 105-04, Parcel 223.00

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 considerations, the receipt of which is hereby acknowledged, **JAMES BOTTS,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **JAVAD RAMEZANIFAR,** the following described property to wit:

> Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 6 on the Map of W.J. Myers' Subdivision of Lot No. 20 of the Garden Lots, as of record in Book 421, page 48, Register's Office of said County, as described as follows:
>
> Beginning at a point in the northerly margin of Lafayette Street, as widened and located by condemnation proceeding in Circuit Court in August 1944, in the west line of the right-of-way of the Tennessee Central Railroad; thence with the margin of said street, as now widened and located, westerly 105 feet more or less to a point; thence northerly 158 feet more or less to the center line of Brown's Creek; thence down said Creek, southeasterly to the west right-of-way line of the Tennessee Central Railroad, or Donaldson Street; thence with the margin of the same, southerly 120 feet more or less, to the point of beginning, excluding however all the land that may lie within the bounds of Lafayette Street, as now widened and located, if any.
>
> BEING the same property conveyed to **JAMES BOTTS** by Quitclaim Deed being recorded simultaneously herewith in Register's Office for Davidson County, Tennessee. 20080626-0065664

Said conveyance is made subject to any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 2008 are to be prorated and paid for by the herein named Grantees.

This is improved property known as: 220 Lafayette Street, Nashville. TN 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 Grantee, his heirs and assigns forever; the Grantor does covenant with the said Grantee that he is lawfully

seized and possessed of said land in fee simple, that he has a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 16 day of June, 2008.

JAMES BOTTS

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **JAMES BOTTS**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 16 day of June, 2008.

Jessica J Huntr
NOTARY PUBLIC

My Commission Expires:
6/30/09

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: JUNE 30, 2009

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for ~~this transfer~~ is $235,000.00

AFFIANT

Subscribed and sworn to before me this the 16 day of June, 2008.

Jessica J Huntr
NOTARY PUBLIC

My Commission Expires: 6/30/09

File #083302

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: JUNE 30, 2009