Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/01/08 11:03 2 pgs
Fees:13.00 Taxes:40.70

20080701-0067657

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $11,000.00

Affiant

Subscribed and sworn to before me this 27th day of June, 2008.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC KATHLEEN A. TOMLINSON

06-0805-73052

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary H. Howell 739 Bontemps Drive Nashville, TN 37207	Mary H. Howell 739 Bontemps Drive Nashville, TN 37207	70-06-0-012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hafizollah Panahandeh, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary H. Howell and Deborah J. Taylor, hereinafter called the Grantees, their successors 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, being Lot No. 1, on the Plan of part of the David Young property, of record in Book 332, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description, and being part of a tract East of said Lot No. 1 described as follows:

BEGINNING at an iron pin in the easterly margin of Buena Vista Pike, said point being 275 feet, more or less, North of the right-of-way intersection of Young's Lane; thence in a northeasterly direction with a 30° 00' curve 152.4 feet to an iron pin; thence leaving said road, North 83° 29' East 187.0 feet to an iron pin; thence with the Resha line, South 3° 35' East 119.1 feet to an iron pin on the Self line; thence with said line, South 73° 10' West 174.0 feet to and iron pin on said road, the point of beginning.

For informational purposes only: prior deed references subject property to contain 0.57 acres.

Being the same property conveyed to Hufizollah Panahandeh by Quitclaim Deed from John C. Stocker, District Director of Internal Revenue for the District of Kentucky-Tennessee, dated May 30, 1997, recorded July 21, 1997, of record in Book 10536, Page 230, Register's Office for Davidson County, Tennessee. See also Deed of Correction dated February 10, 1999, recorded January 26, 2000, of record in Instrument No. 20000126-0008572, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of the Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2612 Buena Vista Pike, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of June, 2008.

Hafizollah Panahandeh

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hafizollah Panahandeh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 27th day of June, 2008.

Kathleen Tomlinson
Davidson

KATHLEEN TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12