Davidson County DEEDWARR
Recvd: 08/14/08 10:16 2 pgs
Fees:13.00 Taxes:684.50

20080814-0083666

WARRANTY DEED

B-KW-08-1011

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Miller	BANCORPSOUTH BANK	
1011 Bate Avenue	(NAME) 5217 Maryland Way	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Brentwood, TN 37027	105-9-261.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FARIBOZ FERDOWSI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK S. MILLER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 IN W.S. CRIDDLE'S SUBDIVISION OF LOT NO. 1 LAWRENCE PLAN OF LOTS AS RECORD IN BOOK 57, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 27 FRONTS 50 FEET ON THE SOUTH SIDE OF BATE (FORMERLY CLEVELAND) AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO FARIBOZ FERDOWSI BY WARRANTY DEED FROM VENTURE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 9TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070309-0029641, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 84; , SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1011 Bate Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of August, 2008.

Fariboz Ferdowsi

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 7th day of August, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903