B0R36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF* DAVIDSON] *The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2008.* *Notary Public* *My commission expires:*

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

Name and Address of New Owner:

Essy Kazemi
720 Gallatin Pike North
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 08/29/08 13:44 3 pgs
Fees:18.00 Taxes:4255.00
20080829-0089023

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
720 Gallatin Pike North Madison, TN 37115	43-05-057.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **REGENT PARTNERSHIP,** a Tennessee general partnership, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **ESSY KAZEMI,** hereinafter called "**GRANTEE,**"

his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on Plat of Chrysler Subdivision of record in Book 4660, page 134, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.
>
> Being the same property conveyed to Regent Partnership, a Tennessee general partnership, by Deed from Chrysler Realty Company, LLC, a Delaware limited liability company, of record as Instrument No. 20080828-0088410 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 720 Gallatin Pike North, Madison, TN 37115.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

2. All matters shown on plan of record in Book 4660, page 134, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in Deed from P. B. Hill, et al, to E. C. Liggett dated May 29, 1935, containing a reverter clause of record in Book 971 page 138, in the Register's Office for Davidson County, Tennessee, applicable to Lot No. 18 of Block A of the Kennaston Estates Subdivision only.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not further or otherwise. 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 its hand this 29th day of August, 2008.

REGENT PARTNERSHIP, a Tennessee General Partnership

BY: NEUHOFF INVESTMENTS, LLC, its Managing Partner

BY: _____
Carl A. Neuhoff, Jr., Sole Member

STATE OF TENNESSEE|
COUNTY OF DAVIDSON|

Personally appeared before me, Carl A. Neuhoff, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Neuhoff Investments, LLC, the Managing Partner of REGENT PARTNERSHIP, a Tennessee General Partnership, the within named maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My commission expires:

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