08-09-007-D

Davidson County DEEDWARR Recvd: 09/16/08 10:12 3 pgs Fees:18.00 Taxes:1036.00 **20080916-0094598**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00 Affiant Subscribed and sworn to before me, this 15th DAY OF September, 2008. Notary Public MY COMMISSION EXPIRES: 1/3/11 (AFFIX SEAL)

WARRANTY DEED

B-DP-08-4716B-4720

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
Ghasem D. Mohaghegh	Ghasem D. Mohaghegh	
4716B & 4720 Nolensville Pike (ADDRESS)	3905 Keeley Drive (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	147-12-80 & 147-12-101

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, I/we JOHNNY ALLEN CLOUSE AND WIFE, RITA AILEEN CLOUSE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GHASEM D. MOHAGHEGH AND WIFE, MOZGHAN MIRANI, 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:

TRACT I - MAP 147-12 PAR. 080.00

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS PART OF TOM C. LAMB PROPERTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY RIGHT-OF-WAY OF A PRIVATE ROADWAY, SAID POINT BEING 331.2 SOUTHEASTERLY FROM HAYWOOD LANE; THENCE LEAVING SAID PRIVATE ROADWAY, N6 DEG. 38 MIN. E, 80 FEET; THENCE S26 DEG. 22 MIN. E, 60 FEET TO A POINT; THENCE S63 DEG. 38 MIN. W, 80 FEET TO A SPIKE IN THE MARGIN OF SAID PRIVATE ROADWAY; THENCE WITH THE SAME, N26 DEG. 22 MIN. W, 60 FEET TO THE POINT OF BEGINNING.

ALSO BEING PART OF LOT NO. 2 ON THE PLAN OF SECTION THREE, TOM C. LAMB SUBDIVISION, OF RECORD IN PLAT BOOK 4660, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY.

TRACT II - MAP 147-12 PAR. 101.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3-A ON THE MAP SHOWING THE RESUBDIVISION OF LOT 3 ON THE PLAN OF THE TOM C. LAMB SUBDIVISION, SECTION 4, OF RECORD IN PLAT BOOK 4885, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3-A FRONTS 41.39 FEET IN THE EASTERLY MARGIN OF A 20 FOOT ALLEY AND EXTENDS BACK BETWEEN LINES 94.40 FEET ON THE NORTHERLY LINE AND 94.51 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 42.84.

BEING THE SAME PROPERTY CONVEYED TO JOHNNY ALLEN CLOUSE AND WIFE, RITA AILEEN CLOUSE BY DEED FROM WILLIAM T. CARTER, A WIDOWER OF RECORD IN INSTRUMENT 200506160069195 ON JUNE 15, 2005 AND FILED FOR RECORD ON JUNE 16, 2005, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 4660, PAGE 93; BOOK 4885, PAGE 41; BOOK 4531, PAGE 242; AND BOOK 4919, PAGE 530; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4716-A & 4720-A Nolensville Pike, Nashville, Tennessee 37211
(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 15th day of September, 2008.

Johnny Allen Clouse

Rita Aileen Clouse

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny Allen Clouse, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th day of September, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

DEE FILES KENNEDY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **DEE FILES KENNEDY** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON