This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P08-1366-D

Davidson County DEEDWARR
Recvd: 12/18/08 09:02 2 pgs
Fees:13.00 Taxes:159.10
20081218-0121011

WARRANTY DEED

Address of New Owners:
Ms. Khadijeh Lotfinia
317 Spicewood Ln.
Nashville, TN 37211

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Donna L. Donnelly

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Khadijeh Lotfinia, a widow

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Northerly 58 feet of the Easterly 150 feet of Lot No. 1 on the Map of Hamilton's Subdivision of Lot No. 2 of the John Rains Property, as of record in Book No. 1, Page 97, of the County Court for said County, and described as follows:

BEGINNING at the Southwest corner of Rains Avenue and Merritt Avenue; running thence with the Southerly margin of Merritt Avenue; Westwardly 150 feet; thence Southwardly, parallel with Rains Avenue, 58 feet; thence Eastwardly, parallel with Merritt Avenue, 150 feet to the Westerly margin of Rains Avenue; thence Northwardly 58 feet to the beginning.

Being the same property conveyed to Bertha T. Kittrell by deed from Donald Traughber and wife, Gertrude Traughber, dated August 25, 1962 and of record in Book 3430, Page 557, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Donna Donnelly by Quitclaim Deed from Bertha T. Kittrell, now Bertha T. Shelton, unmarried, dated May 9, 2002 and of record in Instrument Number 20020510-0057731, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Minute Book 1, Page 97, in the County Court Clerk's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Rains Avenue and Merritt Avenue.

This is ( ) Unimproved (X) Improved property known as 113 Rains Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 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 the 16th day of December, 2008.

Donna L. Donnelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 16th day of December, 2008.

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: May 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Affiant

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

Notary Public

M. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 20, 2010

Map: 105/07/0
Parcel: 199.00