After recording return to
TrustLand Title & Escrow, LLC
1720 West End Ave., Ste 400
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 02/02/09 11:36 2 pgs
Fees:13.00 Taxes:682.65
20090202-0008650

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of January, 2009 by and between Walter E. Boyd, III, an unmarried man, hereinafter referred to as GRANTOR, and Seyed Behzad Sadkharavi and Niloofar Hosseyenni Amraei, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), as of record in Instrument No. 20010920-0101749, and also First Revision to final Plat of Phase Three Highlands of Brentwood, of record in revised instrument number 200602220020873, Register's Office for said County, to which plat reference is herby made for a more complete and accurate legal description.

This conveyance is subject to all covenants, conditions and restrictions of record.
1) All matters appearing on the plan of First Revision to final Plat of Phase Three Highlands of Brentwood, of record in revised instrument number 200504010035750, the Register's Office for said County.
2) Restrictions contained in instrument of record in Book11356, page 815: Book 11629, page 906; Instrument no. 200207220087704; and Instrument no. 200211210144877. Register's Office for said County.
3) HOA Charter of record in Book 11595, page 872, the Register's Office of said County.
4) By Laws of record in Book 11356, page 840, the Register's Office of said county.
5) Conveyance of common areas of record in Book 11629, page 909; Instrument no. 200408270103643 and Instrument no. 200004070035205, the Register's Office of said County.
6) Easement in favor of Bell South of record in Book 11608, page 467, the Register's Office of said County.
7) Ingress/Egress Easement of record in Book 11189, page 612, the Register's Office of said County.
8) Sanitary Sewer Easement and/or Storm drainage of record in Book 7461, page 773 and Book 7461, page 805, the Register's Office of said County.

Being the same property conveyed to Walter E. Boyd, III unmarried, by deed from Kevin B. Hipp and wife, Sarah Hart Hipp, as of record in Instrument No. 20050401-0035750, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1325 Brentwood Highlands Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Walter E Boyd III by Virginia B. Brawner, attorney in fact
Walter E. Boyd, III
by Virginia B. Brawner, his attorney in Fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of January, 2009 before me personally appeared Virginia B. Brawner, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Walter E. Boyd, III, and acknowledged that he/she executed the same as the free act and deed of said Walter E. Boyd, III .

Witness my hand, at office, this 23rd day of January, 2009.

Sherry Coxwell
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 22, 2010

SHERRY COXWELL NOTARY PUBLIC ALABAMA STATE AT LARGE

Name and Address of Property Owner:
Seyed B. Sadkharavi and Niloofar Hosseyenni
1325 Brentwood Highlands Drive, Nashville, TN 37211

Send Tax Statements to:

New South Federal Savings Bank

210 Automation Way
Birmingham, AL 35210

Map and Parcel--172.04-0A-122.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $184,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of January, 2009.

Notary Public

My Commission Expires: _____

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

RETURN TO: