STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,850.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2009.

Notary Public
MY COMMISSION EXPIRES:
File No. G9-7321

My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 04/03/09 15:46 3 pgs
Fees:18.00 Taxes:217.75
20090403-0030731

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samad Zanjanipour (NAME)	SAME (NAME)	119-01-471
209 Valeria Street (STREET ADDRESS	(STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robert H. Knight and Jewell J. Knight, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samad Zanjanipour**, 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:

209 Valeria Street

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of OVERHILL CITY AND W.H. FOX'S SUBDIVISION OF PART OF CUMBERLAND NURSERIES, as shown by plat of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 30 fronts 50 feet o the southerly side of Valley Street and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Robert H. Knight and Jewell J. Knight, husband and wife from Matthew D. Hale and wife, Margaret C. Hale, by Installment Deed dated November 10, 1976, in Book 5093, Page 970, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Robert H. Knight is signed by his duly appointed Attorney-in-fact Daniel Micah Knight, pursuant to the Power of Attorney recorded in Instrument # 06297070, said Register's Office. 20090403-0030729
The signature of Jewell J. Knight is signed by her duly appointed Attorney-in-fact Daniel Micah Knight, pursuant to the Power of Attorney recorded in Instrument # 06297071, said Register's Office. 20090403-0030730

This is improved property, known as 209 Valeria Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Whenever 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 20th day of March, 2009.

ROBERT H. KNIGHT

By: Robert H. Knight, By Daniel M. Knight Attorney in Fact March 20, 2009
Daniel Micah Knight, Attorney-in-Fact Date

JEWELL J. KNIGHT

By: Jewell J. Knight / By Daniel M. Knight Attorney in Fact March 20, 2009
Daniel Micah Knight, Attorney-in-Fact Date

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 , the bargainor(s), 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 20th day of March, 2009.

My Commission Expires:_____ _____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Daniel Micah Knight, Attorney-in-Fact for Robert H. Knight and Jewell J. Knight, 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 Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of March, 2009.

My Commission Expires: 10/23/2012 _____
Notary Public

BRIAN L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Dawn D. Chase 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).