Name & Address of New Owner

Hamid Rabiee
4024 Shufeld Court
Antioch, TN 37013

Send Tax Bills To

Same

Prepared By:

David W. McMackin
P. O. Box 58464
Nashville, TN 37205-8464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

MAP & PARCEL
61-15-231

Affiant

Subscribed and sworn to before me this 8th day of April 2009.

Notary Public
My Commission Expires_____

D.W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
SEPTEMBER 25, 2010

BILL GARRETT, Davidson County
Trans:T20090023730 DEEDWARR
Recvd: 04/09/09 10:59 3 pgs
Fees:18.00 Taxes:1480.00
20090409-0032417

WARRANTY DEED

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Rohney Boyd and wife, Linda F. Boyd, have bargained and sold, and do hereby transfer and convey unto the said Hamid Rabiee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:
Land in the 11th civil district of Davidson County, Tennessee, being in the northerly half of Lot No. 4 and the southerly half of Lot 5 on the plan of M. N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County.
Said parts of Lots Nos. 4 and 5 front together 55 feet on the easterly side of a 15 foot driveway which adjoins the Gallatin Road or the right-of-way of the Nashville-Gallatin Interurban Railroad , and run back 147 feet 3 inches, more or less, on the southerly line and 149 feet 4 inches, more or less, on the northerly line to the westerly line of Lots 74 and 75 on said Plan, and measures 55 feet thereon; and a 15 foot strip that extends north and south, being more specifically described in the above plat book and in Deed Book 4164, Page 562, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 3 and the southerly one-half of Lot No. 4 and part of a 28 foot strip lying west of said Lots and adjacent to Gallatin Road, as shown on the Plan of M. N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County. Said parts of said Lots and part of said 28 foot strip front 55 feet on the easterly side of Gallatin Road, as now located, and run back 175 feet 3 and one-half inch, more or less, on the northerly

line and 173 feet 3 and one-half inch, more or less, on the southerly line, to a dead line, measuring 55 feet thereon. Being the same property conveyed to R. Wayne Coakley and Rohney Boyd, as tenants in common, by deed from Arthur T. Gibbs, et ux Dorothy D. Gibbs, which deed is of record at Book 7135, Page 692, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rohney Boyd and Linda F. Boyd, by warranty deed from Roy C. Coakley and Marie Coakley, of record in Book 7752, page 669, Register's Office, Davidson County, Tennessee.

This conveyance is subject to 2009 real estate taxes, the payment of which are assumed by Grantee; all matters of record on Plat Plan of record in Book 547, page 197, Register's Office, Davidson County, Tennessee; and easements for sanitary sewers and/or storm drainage of record in Book 4286, pages 775 to 778, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3920 Gallatin Pike, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to said Hamid Rabiee, his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

GRANTORS further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to said real estate to the said Hamid Rabiee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 8th day of April, 2009.

ROHNEY BOYD

LINDA F. BOYD

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 Rohney Boyd and wife, Linda F. Boyd, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 8th day of April, 2009.

NOTARY PUBLIC
My Commission Expires_____

D.W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
SEPTEMBER 25, 2010