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Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090056963 DEEDWARR
Recvd: 08/20/09 09:11 2 pgs
Fees:13.00 Taxes:593.85
20090820-0078335

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,500.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 7th day of August, 2009.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

03-0907-36109

Address of New Owner:	Send Tax Bills to:	Tax Information
Malinda A. Wagner 4113 E. Lone Oak Road Nashville TN 37215	New Owner	131-03-0-E 001.00C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shahrzad Ansari, Trustee of the Shahpour Ansari Trust, dated January 30, 2008, with full powers, her successors and assigns, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Malinda A. Wagner, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 1, on the Plan of Lone Oak Condominiums, of record in Book 6200, Page 103; and as shown on the Master Deed in Book 8866, Page 562, Book 8870, Page 11, and in Book 8895, Page 629, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shahpour Ansari and Al Ansari as Trustee for Matthew Am Ansari, with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary by deed from Shahpour Ansari, dated November 29, 2005, recorded December 8, 2005 of record in Instrument No. 20051208-0147602, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shahpour Ansari by Quitclaim Deed from Al Ansari, as Trustee for Matthew Am Ansari with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary, dated November 30, 2007, recorded January 23, 2008 of record in Instrument No. 20080123-0007070 and by Quitclaim Deed from Shahpour Ansari, as Trustee for Matthew Am Ansari with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary, dated December 20, 2007, recorded January 23, 2008 of record in Instrument No. 20080123-0007071, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Shahrzad Ansari, Trustee of The Shahpour Ansari Trust dated January 30, 2008, with full powers, her successors and assigns by deed from Shahpour Ansari, dated January 30, 2008, recorded February 19, 2008 of record in Instrument No. 20080219-0015685, Register's Office for Davidson County, Tennessee.

See also Quitclaim Deeds from Adam Ansari and Court Appointed Custodian for Nima Ganjehloo of record in Instrument No. 20090820-0078334 Register's Office for Davidson County, Tennessee.

20090820 0078334

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4113 E. Lone Oak Road, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7 day of August, 2009.

Shahrzad Ansari

Shahrzad Ansari Trustee of the Shahpour
Trust dated January 30, 2008

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shahrzad Ansari Trustee of the Shahpour Trust dated January 30, 2008, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Los Angeles, CA, this 7th day of August, 2009.

J. Bae

Notary Public

My Commission expires Oct 2, 2010

BCT5 JOHN BAE COMM. #1692325 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Oct. 2, 2010 BCT5