WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,900.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **11TH DAY OF JANUARY, 2010.**

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Tiffany King	**First Community Mortgage, Inc.**	**04305024800**
634 Delaware Avenue	**1610 South Church St, Ste A**	
Madison, TN 37115	**Murfreesboro, TN 37130**	

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 HEREBY ACKNOWLEDGED, WE,

Bijan Mansouri and Katherine Mansouri,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Robert E. Monahan, an unmarried person,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2010 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

BILL GARRETT, Davidson County
Trans:T20100002674 DEEDWARR
Recvd: 01/14/10 09:10 3 pgs
Fees:18.00 Taxes:417.73
20100114-0003450

All matters of record in said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All matters on the Plan of Record in Plat Book 843, page 82, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **634 Delaware Avenue**
Madison, TN 37115

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 not 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 ever 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 **11th** day of **January, 2010**

Bijan Mansouri

Katherine Mansouri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bijan Mansouri and Katherine Mansouri**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Madison, TN .**

This 11th day of January, 2010.

Notary Public

My Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A" Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 5, 6 and 7 of Block "F" on the Plan of WOODLAWN ESTATES, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lots front 25 feet each on the easterly side of Delaware Avenue and run back between lines to the easterly line of the subdivision and show 25 feet each thereon.

Being the same property conveyed to Bijan Mansouri and Katherine Mansouri, by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, filed for record February 26, 2009 in Instrument No. 20090226-0016975.