PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(DM) Title No: 50565
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fereidoon Davachi Ashraf Jallilnezhad 735 Jackson Boulevard Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 13006007700

BILL GARRETT, Davidson County
Trans:T20100046507 DEEDWARR
Recvd: 07/29/10 12:31 3 pgs
Fees:18.00 Taxes:3515.00
20100729-0059523

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$950,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **First State Bank**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fereidoon Davachi and Ashraf Jallilnezhad, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-subdivision of Lots 2,3 & 4 of Lot 48, Belle Meade, of record in Document No. 20041222-0152162, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to First State Bank, by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated February 17, 2010 and recorded on February 19, 2010 of record in Document No. 20100219-0012682, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan of record in Document No. 20041222-0152162, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; Easement Agreements of record in Document No. 20050104-0001167, Document No. 20050104-0001168, Document No. 20050104-0001169 and Document No. 20050114-0005303, Register's Office for Davidson County, Tennessee; Restrictive Covenant of record in Document No. 20041222-0152161, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 735 Jackson Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of July, 2010.

First State Bank

By: James K. Wyatt
Title: **Assistant Vice President**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **James K. Wyatt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Assistant Vice President** (or other officer authorized to execute this instrument) of **First State Bank**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 27th day of July, 2010.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $950,000.00

Affiant

Sworn and subscribed before me this the 27th day of July, 2010.

Notary Public

My Commission Expires: _____

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of July, 2010.

First State Bank

By: James K. Wyatt
Title: Assistant Vice President

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **James K. Wyatt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Assistant Vice President** (or other officer authorized to execute this instrument) of **First State Bank**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 27th day of July, 2010.

Notary Public

My Commission Expires: _____

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $950,000.00

Fereidoon Davachi
Affiant

Sworn and subscribed before me this the 27th day of July, 2010.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY