BILL GARRETT, Davidson County
Trans:T20100059434 DEEDWARR
Recvd: 09/21/10 14:33 2 pgs
Fees:13.00 Taxes:170.20
20100921-0075137

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Bijan Mansouri
1317 Winchester Drive
Brentwood, TN 37027

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 063-01-0
PARCEL 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RAVABAB, a Tennessee General Partnership,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bijan Mansouri and wife, Katherine Mansouri,** 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:

Land in Davidson County, Tennessee being part of the north part of Lot No. 1 of Nawakwa Hills Annex, as of record in Book 843, Page 64, Register's Office for said County, described as follows:

Lot No. 7: Beginning at a point in the southern margin of Nawakwa Trail, 630.13 feet from a concrete monument in the south margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence North 66 degrees 13 minutes East 105 feet to a point; thence extending back between two parallel lines 198.73 feet to a dead line in the rear of which it measures 105.0 feet.

Being the same property conveyed to RAVABAB, a Tennessee General Partnership by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated May 28, 2010 and filed of record in Instrument No. 20100528-0041492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 843, Page 64, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **617 Nawakwa Trail 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 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. 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 our hands this 13th day of September, 2010.

RAVABAB, a Tennessee General Partnership

By: Rhonda A Martocci
Rhonda A. Martocci,
Managing General Partner

STATE OF Tennessee
COUNTY OF Williamson

On this 13th day of September, 2010, before me personally appeared Rhonda A. Martocci, to me known (or proved to me on the basis of satisfactory evidence), to be the Managing General Partner of RAVABAB, a Tennessee General Partnership and who executed the foregoing instrument as Managing General Partner of RAVABAB, a Tennessee General Partnership for the purposes therein contained in behalf of RAVABAB, a Tennessee General Partnership.

Witness my hand and official seal this 13th day of September, 2010.

Dennis R Spain
NOTARY PUBLIC

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-3-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $46,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of September, 2010.

Janel L McAlister
NOTARY PUBLIC

My Commission Expires: 3/21/11

JANEL L. McALISTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.