WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

K. A.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2010.

Notary Public:

MY COMMISSION EXPIRES: 11/2/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Katayoon Aminmadani	NEW OWNER	Parcel ID:
761 Old Hickory Blvd., Ste. 104		09112024300
Brentwood, TN 37027		

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

Homa Aminmadani, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Katayoon Aminmadani , married
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 Lot No. 7 on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for said County, also called Lot No. 3 in the Subdivision of the Land of Mrs. Mary Harwell, plan not of record, and described according to a survey of RL Montoya-Land Surveying dated April 17, 1978, as follows: Beginning at an iron pipe in the westerly margin of 40th Avenue North at a point 100 feet more or less Northerly from the Northwest corner of said Avenue and Delaware Avenue, being the Northeast corner of Lester W. Mumphry, Jr.'s property as of record in Book 4888, Page 22, Register's Office for said County, and the Southwest corner of the described lot; thence along the South line of this lot South 88 degrees 51' 56" West 200.00 feet to an iron pin located in the East margin of Alley No. 1189; thence with said East martin North 5 degrees 11' 29" East 48.96 feet to an iron fence corner; said corner being the Southwest corner of Arthur Kimbroth's property as of record in Book 747, Page 231, Register's Office for said County; thence with the North line of this lot North 89 degrees 07' 50" East 200.00 feet to a point in the West margin of 40th Avenue North; thence with said margin South 5 degrees 11/ 20" West 48.02 feet to the point of beginning.

BEING the same property conveyed to Homa Aminmadani by deed from AEC Investments, Inc., a/k/a A.E.C. Investments, Inc., of record in Instrument 20100310-0018493, dated March 10, 2010, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 21, Page 35, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 605 40th Ave. North, Nashville, TN 37209

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 my hand this 14th day of October, 2010.

Homa Aminmadani
Homa Aminmadani

BILL GARRETT, Davidson County
Trans:T20100065760 DEEDWARR
Recvd: 10/18/10 10:05 2 pgs
Fees:13.00 Taxes:370.00
20101018-0083100

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 Homa Aminmadani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.