03

Realty Title

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

DE Mann
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 2nd day of November, 2010.

Diane K Mann
Notary Public
My commission expires: 02/11/13

03-0910-36277

Address of New Owner:	Send Tax Bills to:	Tax Information
Lela Ferdowsi 6009 Manassas Court Brentwood, TN 37027	NEW OWNER	105-14-C-066

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, Kimmy D. Wix, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lela Ferdowsi, 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 the northerly 50 feet of Lot No. 64 in the Waverly Land Company's plan of lots of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning on the West side of 8th Avenue South, formerly Franklin Pike, at the southeast corner of Lot No. 65; thence southerly along the West side of 8th Avenue South, 50 feet; thence at right angles westerly 207.5 feet, more or less, to an alley; thence, northerly with said alley 50 feet to the southwest corner of said Lot No. 65; thence, easterly with the line between Lot Nos. 64 and 65, 197.4 feet to the beginning point.

Being the same property conveyed to Kimmy D. Wix by deed from Ricky E. Reynolds and Nicky Reynolds dated February 13, 2004, recorded February 19, 2004 in Instrument No. 20040219-0019434, Register's Office for Davidson County, Tennessee.

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 2207 8th Avenue South, Nashville, TN 37204

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.

BILL GARRETT, Davidson County
Trans:T20100070336 DEEDWARR
Recvd: 11/05/10 08:32 2 pgs
Fees:13.00 Taxes:721.50
20101105-0088748

WITNESS my hand this 3rd day of November, 2010.

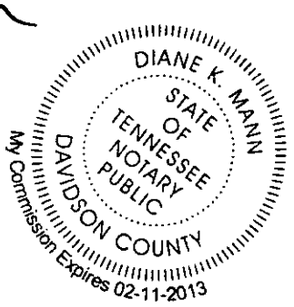
Kimmy D. Wix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimmy D. Wix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of November, 2010.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/11/13