WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

L-VRE-10-3723

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fereidoon Davachi	Fereidoon Davachi	
3723 Charlotte Avenue	(NAME) 735 Jackson Blvd.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37205.	92-13-28.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ANNE G. SCHREIBER AND SPOUSE, BERNARD L. SCHREIBER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FEREIDOON DAVACHI AND WIFE, ASHRAF JALLILNEZHAD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 11, BLOCK 3, MAP OF CHARLOTTE PARK, 2ND ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGES 160 AND 161, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ANNE G. SCHREIBER TO ANNE G. SCHREIBER AND SPOUSE, BERNARD L. SCHREIBER AS RECORDED ON THE 16TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070716-0084030 AND WARRANTY DEED FROM MARILYN G. FOYER TO ANNE G. SCHREIBER AS RECORDED ON THE 18TH DAY OF AUGUST, 1989 IN BOOK 7918, PAGE 689, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3723 Charlotte Avenue, Nashville, Tennessee 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20100074048 DEEDWARR
Recvd: 11/22/10 15:08 2 pgs
Fees:13.00 Taxes:425.50
20101122-0093524

Witness my/our hand(s) this 10th day of November, 2010.

Anne G. Schreiber

Bernard L. Schreiber



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne G. Schreiber and Bernard L. Schreiber, the within named bargainor, 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, this the 10th day of November, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903