THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road - Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100079923 DEEDWARR
Recvd: 12/20/10 14:10 2 pgs
Fees:13.00 Taxes:73.55
20101220-0101078

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***19,877.30.

Asghar Kheshti
Affiant

Subscribed and sworn to before me this 16th day of December, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Asghar Kheshti 3260 Anderson Road Antioch, Tennessee 37013	Asghar Kheshti 7805 Harpeth View Drive Nashville, TN 37221	MAP 150-03-0 PARCEL 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand Eight Hundred Seventy Seven and 30/100 Dollars ($***19,877.30) cash in hand paid, the receipt of which is hereby acknowledged, I, Robert F. Bratcher, Jr., unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Asghar Kheshti, married, and John E. Fonseca, unmarried, (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:

BEING Lot No. 2B, Zone Lot Division of Lots 2, 3 and 4, Justin Townes, Section One, of record in Book 5200, page 473, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Robert F. Bratcher, Jr., unmarried, by Warranty Deed dated December 12, 1986, from Russell B. Mabrey and wife, Diane W. Mabry, of record in Book 7081, page 529, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3260 Anderson Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1. Real estate taxes for 2011 and all future years which have been assumed by the Grantees herein. The current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the plan of Zone Lot Division of Lots 2, 3 and 4, Justin Townes, Section One, of record in Book 5200, page 473, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 16 day of December, 2010.

Robert F. Bratcher, Jr.

Robert F. Bratcher, Jr.

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 Robert F. Bratcher, Jr, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of December, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY