BOX 10-B

BILL GARRETT, Davidson County
Trans:T20110010331 DEEDWARR
Recvd: 02/18/11 10:59 2 pgs
Fees:13.00 Taxes:462.50

20110218-0013940

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF **FEBRUARY, 2011.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **August 23, 2011**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HASSAN NAZI, ET AL	**SAME**	**081-02-0-195.00**
(NAME) **907 ODEN COURT**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, HASSAN NAZI, A MARRIED MAN, AND KHIDIR HASAN NEJAD, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FARROKH DARAEI,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A **ONE HALF (1/2) UNDIVIDED INTEREST** IN CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee, being Lots 2, 3 and 4, Identified on Tax Map 81-2, Parcels 195, 196, and 197, of the E. B. Smith Subdivision of record in Book 6200, page 704, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on Clarksville Highway and runs back 185.99 feet on the westerly line, 189.03 feet on the easterly line to a line in the rear measuring 50 feet thereon.

Said Lot No. 3 fronts 50 feet on Clarksville Highway and runs back 189.03 feet on the westerly line, 189.66 feet on the easterly line to a line in the rear measuring 50 feet thereon.

Said Lot No. 4 fronts 50 feet on Clarksville Highway and runs back 189.66 feet on the westerly line and 190.72 feet on the easterly line to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Hassan Nazi and Khidir Hasan Nejad, both married men, from William Shaar by deed dated December 27, 2007 of record in Instrument No. 20071228-0148384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS COMMERCIAL PROPERTY AND NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as **2700 CLARKSVILLE PIKE, NASHVILLE, TN 37208**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, **EXCEPT for that certain Deed of Trust of record as Instrument No. 20071228-0148385, Register's Office for Davidson County, Tennessee**, 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 17th day of February, 2011.

Hassan Nazi
HASSAN NAZI

Khidir Hassan Nejad
KHIDIR HASAN NEJAD

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 Hassan Nazi and Khidir Hasan Nejad, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2011.

My commission expires: August 23, 2011

Lee A. Cohen
Notary Public

