[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eber Moran & Santos A. Moran		Map 071 03
2422 Dickerson Pike	Same	Parcel 031 + 165
Nashville, TN 37207-4528		030 + 166

This instrument prepared by : Weldon White, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Nader Karshenas Najafabadi** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Eber Moran and Santos A. Moran** (The "Grantee"), their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

Being the same property conveyed to Nader Karshenas Najafabadi by deed of record in Instrument Number 20030625008702O **, said Register's Office for Davidson County, Tennessee.**

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved property commonly known as 2420 & 2422 Dickerson Road, Nashville, TN 37207
Included in this is also improved property commonly known as
2424 and 2426 Dickerson Rd, Nashville, TN 37207

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 94,000.00 .

Affiant

Subscribed and sworn to before me this
29th **day of** April , 2011.

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110025503 DEEDWARR
Recvd: 05/02/11 09:07 3 pgs
Fees:18.00 Taxes:347.80
20110502-0033108

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of June, 2003.

nader karshenas najafabadi

Nader Karshenas Najafabadi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

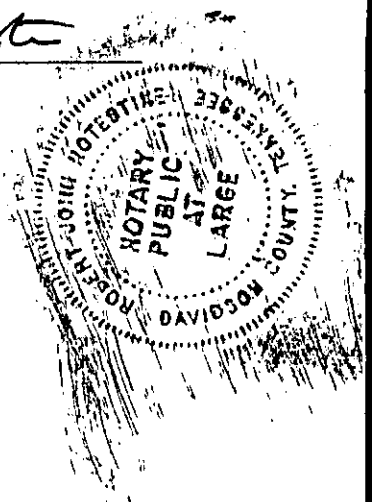
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nader Karshenas Najafabadi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of **June**, 2003.

Notary Public

My Commission Expires:_____

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005



Land in Davidson County, Tennessee, described as follows:

TRACT I

Being the southerly 50 feet of Lot No. 8 on the Plan of Dr. E.T. Brown's Subdivision of part of the Hughes Place in the 18th, formerly the 17th District of Davidson County, Tennessee, of record in Book 332, page 55, Register's Office for Davidson County, Tennessee.

Said southerly 50 feet of Lot No. 8 fronts 50 feet on the westerly margin of the Dickerson Pike and runs back 206.7 feet on the southerly line, with the northerly line of Lot No. 7 and 215 feet, more or less, on the northerly line to an alley on which measures 45 feet, more or less.

TRACT II

Being a tract of land in the 4th Councilmanic District of Davidson County and the southerly portion of that property conveyed to Katherine L. Colson and William S. Russell and wife, Rebecca C. Russell in Deed Book 11534, page 803, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Lot 17 of Dr. E.T. Brown's Subdivision of part of the Hughes Place (Plat Book 332, page 55, Register's Office for Davidson County, Tennessee), said corner being a common corner to Lots 18, 7 and 8 of said subdivision; thence with the northerly line of said Lot 18 in a westerly direction 139.5 feet, more or less, to the southeasterly corner of that property conveyed to Chester C. Sadler and wife, Mildred B. Sadler, in Book 4786, page 155, Register's Office for Davidson County, Tennessee, (Map 71-03, Parcel 34, Tax Assessors Office for Davidson County, Tennessee); thence with the easterly line of said Sadler in a northerly direction 50 feet to a point; thence now with a new line in an easterly direction 139.5 feet, more or less, to a point in the easterly line of said Lot 17 of said subdivision; thence in a southerly direction, with said easterly line of said Lot 17 50 feet to the point of beginning.

Being the same property conveyed to NADER KARSHENAS NAJAFABAD, by deed of record as Instrument No. 20030625-0087020, said Register's Office.

TRACT III

Being a tract of land in the 4th Councilmanic District of Davidson County and the northerly portion of that property conveyed to Katherine L. Colson and William S. Russell and wife, Rebecca C. Russell, in Deed Book 11534, page 803, Register's Office for Davidson County, Tennessee (Map 71-03, Parcel 31.00 Tax Assessors Office for Davidson County, Tennessee) described as follows:

Beginning at the northeast corner of Lot 17 of Dr. E.T. Brown's Subdivision of part of the Hughes Place (Plat Book 332, page 55, Register's Office for Davidson County, Tennessee), said corner being a common corner to Lots 16, 8 and 9 of said subdivision; thence with the easterly line of said Lot 17 in a southerly direction 50 feet to a point; thence now with a new line in a westerly direction 139.5 feet, more or less, feet to a point in the westerly line of that property conveyed to Chester C. Sadler and wife, Mildred B. Sadler, in Book 4786, page 155, Register's Office for Davidson County, Tennessee, (Map 71-03, Parcel 34, Tax Assessors Office for Davidson County, Tennessee); thence with said line in a northerly direction 50 feet to the northeast corner of said Sadler in the southerly line of Lot 16 of said subdivision; thence with the southerly line of said Lot 16 in an easterly direction 139.5 feet, more or less, to the point of beginning.

Being the same property conveyed to NADAR KARSHENAS NAJAFABAD AND WIFE, KATAYOUN JAFARIAN, by deed of record as Instrument No. 20010515-0050201, said Register's Office.

TRACT IV

Being North 54 ½ feet of Lot No. 8, Dr. E.T. Brown Subdivsion of the Hughes Place, as shown by plat of record in Plat Book 332, page 55, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby mad for a more complete and accurate description of said Lot.

Being the same property conveyed to NADAR KARSHENAS NAJAFABAD AND WIFE, KATAYOUN JAFARIAN, by deed of record as Instrument No. 20000413-0037175, said Register's Office.