File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50825
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fereidoon Davachi Ashraf Jallilnezhad 735 Jackson Blvd. Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 13006003500

BILL GARRETT, Davidson County
Trans:T20110026423 DEEDWARRSP
Recvd: 05/04/11 11:57 2 pgs
Fees:13.00 Taxes:2541.90
20110504-0034189

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$687,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **First State Bank**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fereidoon Davachi and Ashraf Jallilnezhad** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 2, 3, & 4 of Lot 48 Belle Meade of record in Doc. No. 20041222-0152162 Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to First State Bank by Substitute Trustee's deed fro David G. Mangrum, Substitute Trustee dated February 17, 2010 and recorded on February 19, 2010 of record in Doc. No. 20100219-0012680 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 20041222-0152162, said Register's Office; Restrictions and use limitations contained in instruments of record in Doc. No. 20041222-0152161, said Register's Office; Easement Agreements of record in Doc. No. 20050104-0001167, Doc. No. 20050104-0001168, Doc. No. 20050104-0001169 and Doc. No. 20050114-0005303 said Register's Office.

This is improved property, known as: 710 Belle Meade Boulevard, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor except for matters set forth herein.

WITNESS THE EXECUTION HEREOF this 12th day of April, 2011.

FIRST STATE BANK

BY: James K. Wyatt, Assistant Vice-President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **James K. Waytt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Assistant Vice-President** of **First State Bank**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on this the **12th** day of **April, 2011**.

Notary Public

My Commission Expires: **My Commission Expires May 2, 2011**

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TENNESSEEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $687,000.00

Fereidoon Darachi
Affiant

Sworn and subscribed before me this the 15th day of April, 2011

Notary Public

My Commission Expires: **My Commission Expires May 2, 2011**

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY