THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Affiant

Sworn to and subscribed before me this 12 day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120018213 DEEDWARR
Recvd: 03/13/12 08:38 2 pgs
Fees:13.00 Taxes:55.50
20120313-0021466

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Nader Karshenas	Same	14707011800
7031 Willowwick Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim A. Attar and Mahmoud Sajjadi**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Nader Karshenas**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, being the easterly one-half of Lot No. 3 in the Subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z. J. Wilkinson, Surveyor, March 12, 1948, as follows:

Being the easterly one-half of Lot No. 3, being herein described more fully:

Beginning on the southwesterly corner of property conveyed to Sadie Whitlow by deed from Alfred Whitlow, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee. Beginning on the northerly margin of an 18-foot road at the southwestern corner of the easterly one-half of Lot No. 3; thence extending 50 feet to a point in the easterly direction along the north side of an 18-foot road; thence extending in a north direction from said road 115.3 feet to a point; and thence westerly 50
feet to the northwest corner of the easterly one-half of Lot No. 3, and thence in a southerly direction 115.3 feet to the point of beginning.

Being the same property conveyed to Jim Attar and Mahmoud Sajjadi by Final Decree Confirming Sale of the Chancery Court of record in Instrument 20100324-0022017 Register's Office for Davidson County, Tennessee and by Final Order of the Chancery Court for Davidson County, Tennessee of record in Instrument No. 20110720-0055390, said Register's Office.

The above-described property is not the place of usual residence of either of Grantors, herein.

The property described herein is sold and conveyed AS IS and where is.

This is improved property known as 353 Flora Maxwell Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does 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, unless otherwise herein set out; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 17 day of March, 2012.

JIM A. ATTAR

MAHMOUD SAJJADI

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, **Jim A. Attar and Mahmoud Sajjadi**, the Bargainer, 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 this 17 day of March, 2012.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-20-14