WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $39,000.00

A. Affiant

Affiant

Subscribed and Sworn to before me, this 26th day of June, 2012.

Notary Public

My commission expires: 1-7-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120047793 DEEDWARR
Recvd: 06/28/12 14:00 2 pgs
Fees:13.00 Taxes:144.30
20120628-0056874

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Mayshan Ghiassi 1579 Fawn Creek Rd Brentwood TN 37027	SAME	15000018400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Sarah L. Parker,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Mayshan Ghiassi**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, bounded on the south by Hamilton Church Road, west by Harris and Edison Park subdivision, north and west by Parker, being more particularly described as follows:

Beginning at a point on the northerly margin of Hamilton Church Road at the southwesterly corner of Parker as recorded in Deed Book 3368 page 619, lying at the approximate center of the old road; thence,

Leaving the road along the original westerly line with Harris N 22 deg 20' E passing through an iron rod at fencepost corner at 8.0 feet, continuing with the fence, in all 736.00 feet to an iron rod at a fence corner; thence

Continuing along the fence with the easterly lines of Edison Park subdivision N 02 deg 15' 40" E 153.24 feet to an iron rod; N 04 deg 00' W 23.00 feet to an 18" hackberry; N 17 deg 05' W 81 35 feet to an iron rod; thence,

Leaving the fence along the approximate original lines with Parker as recorded in Deed Book 7683 page 585, S 88 deg 20' E 98.00 feet to an iron rod; S 01 deg 40' W 346.00 feet to an iron rod; S 22 deg 20' W 433.00 feet to an iron rod at a fence corner; with a new line along the east side of the fence S 23 deg 36' W passing through an iron rod at 234.00 feet, in all 241.00 feet to a point on the northerly margin of Hamilton Church Road; thence,

Along the margin of the road N 67 deg 50' W 94.00 feet to the beginning, containing 2.103 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated June 4, 2012.

Being the same property conveyed to George W. Parker and wife, Sarah L. Parker by deed from Lora W. Haralson of record in Book 3373, page 511, Register's Office for Davidson County, Tennessee. The said said George W. Parker having since died and the property vested in Sarah L. Parker by estate by the entireties.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

This is (x) improved ( ) unimproved property known as 3486 Hamilton Church Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 26th day of June, 2012.

Sarah L Parker

Sarah L. Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Sarah L. Parker** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of June, 2012.

Notary Public

My Commission Expires: 1-7-13

