[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Rosbeh Larizadeh	New Owner BOA	Map and Parcel 043 14 0 092.00
3614 Mescalero Ct NE	POB 619003	
Albuquerque NM 87110	Dallas TX 75261	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, 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, **Jack Pitt and Betty Pitt** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Rosbeh Larizadeh** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 of Block "E" of the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lots.

Being part of the same property conveyed by Instrument of Correction of Deed from Champion Properties, LLC, a Tennessee Limited Liability Company to Jack Pitt and wife, Betty Pitt as recorded on the 28th day of December, 2001 in Instrument No. 20011228-0144203 and Warranty Deed from Champion Properties, LLC, a Tennessee Limited Liability Company to Jack Pitt and wife, Betty Pitt as recorded on the 6th day of September, 2001 in Instrument Number 20010906-0096768, in the Register's Office.

This is improved real property commonly known as 326-328 Lanier Drive, Madison, Tennessee 37115.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years for Davidson County, TN.
2. Any matters appearing on the plat of Revised Map of Rainbow Terrace Subdivision of record in Plat Book 843, page 9 and Plat Book 1130, page 86, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $65,000.00.
(
(
(Subscribed and sworn to before me
(this 24 day of August, 2012.
(
(
(My Commission Expires: 2-16-15
(

Affiant

KAREN C. ALLEN NOTARY PUBLIC DAVIDSON COUNTY, TENN. LAW

Notary Public

Mail
Parthenon Title Agerncy
85 White Bridge Road
Suite 100-B
Nashville,TN 37205

BILL GARRETT, Davidson County
Trans:T20120067179 DEEDWARR
Recvd: 09/07/12 09:57 2 pgs
Fees:13.00 Taxes:240.50

20120907-0081124

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind the makers, their 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 Grantors have caused this Deed to be executed this 28th day of August, 2012.

Jack Pitt

Betty Pitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jack Pitt and wife, Betty Pitt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of August, 2012.

NOTARY PUBLIC

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 6, 2013