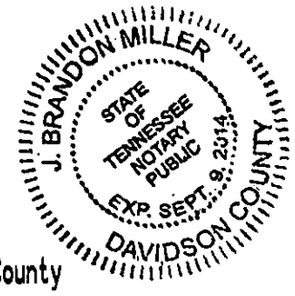
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Zachery R. Mosayebi
Affiant

Subscribed and sworn to before me, this the 10th day of October, 2012.

J. Brandon Miller
Notary Public

My commission expires: 9-9-2014

BILL GARRETT, Davidson County
Trans:T20120077800 DEEDWARR
Recvd: 10/12/12 14:40 2 pgs
Fees:13.00 Taxes:92.50

20121012-0093745

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zachery R. Mosayebi	New Owner	
1133 McChesney Ave.		83-1/87
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LONNIE E. ROMINE AND JANICE D. ROMINE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHERY R. MOSAYEBI, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a part of the Northerly part of Lot No. 59, Map of Jones and Bradford's Subdivision of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the west margin of Gallatin Pike at a railroad spike 225 feet south of the south margin of an alley, which alley is marked by a cross cut in the sidewalk, being the same point of beginning in the property conveyed to Esther Pulley, et vir, by Frank Higgins et al, by deed of record in Book 1314, Page 220; thence westerly along the north margin of said Pulley property 60 feet to a stake; thence northerly 21 feet to a stake in the south margin of said alley in a fence line, said stake being 65 feet west of the west margin of Gallatin Pike; thence with the margin of said alley easterly 65 feet to a point in the west margin of Gallatin Pike, said point being the cross cut in said sidewalk; thence southerly 22.5 feet along the west margin of Gallatin Pike to the point of beginning.

Being the same property conveyed to Lonnie E. Romine and Janice D. Romine by Deed from George E. Noe, Jr. and wife, Beverly A. Noe of record in Record Book 9097, page 697, Register's Office for Davidson County, Tennessee, dated September 28, 1993.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1106 Gallatin Ave., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of October, 2012.

LONNIE E ROMINE
Lonnie E. Romine

Janice D. Romine
Janice D. Romine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lonnie E. Romine and Janice D. Romine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of October, 2012.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY