Box 2

Instr:200007310075248 Page: 1 OF 2
REC'D FOR REC 07/31/2000 12:31:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $99.90

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Mohammad Hajjafar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2000

Catherine R Vass
Notary Public

MY COMMISSION EXPIRES: 5-30-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAMMED HAJJAFAR (NAME)	SAME (NAME)	MAP 173-04
4965 ALEXIS DRIVE (ADDRESS)	(ADDRESS)	GROUP A
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 164.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PINE OAKS PROPERTIES, L.L.P., a Tennessee limited liability partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOHAMMED HAJJAFAR AND WIFE, APRIL S. HAJJAFAR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 164 on the Plan of Subdivision for Phase I of Oak Highlands, which Plan is of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Pine Oaks Properties, L.L.P., a Tennessee limited liability partnership by deed from Sun NLF Limited Partnership, a Delaware limited partnership of record in Book 10654, Page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; By-Laws of record in Book 7367, page 615; amended in Book 8765, Page 90; All matters appearing on the plan of in Plat Book 6900, page 432-435; Declaration of Covenants, Conditions, and Restrictions of record in Book 7350, Page 24; amended in Book 8765, Page 77; Dedication of common areas to Oak Highlands Homeowners Association, Inc. of record in Book 7473, Page 697; Deed of Conveyance to Department of Water and Sewage Services of record in Book 7948, Page 408; Book 7748, Page 412; Book 7748, Page 448; and Book 7748, Page 453; Sanitary Sewers and/or Storm Drainage Easement of record in Book 7189, page 379; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4965 ALEXIS DRIVE, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 27th day of July, 2000

PINE OAKS PROPERTIES, L.L.P.
By: Siroos Yazdian
SIROOS YAZDIAN, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared SIROOS YAZDIAN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the GENERAL PARTNER and _____ respectively of the PINE OAKS PROPERTIES, L.L.P. the within named bargainor, and corporation, and that he as such GENERAL PARTNER and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said SIROOS YAZDIAN as such GENERAL PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 27th day of July, 2000.

My commission expires 5-30-2004

Catherine R. Vass
Notary Public

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004

WARRANTY DEED

FROM

PINE OAKS PROPERTIES, L.L.P.

TO

MOHAMMED HAJJAFAR AND WIFE,
APRIL S. HAJJAFAR

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027