FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
00-10-7-D

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 6th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/10/00 12:23 2pgs
Fees:11.00 Taxes:99.90
20001010-0100512

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAMMAD HAJJAFAR (NAME)	PREMIER BANK OF BRENTWOOD (NAME)	MAP 173-04-0-A
5905 Woodlands Avenue (ADDRESS)	5217 Maryland Way, Suite 101 (ADDRESS)	PARCEL 165CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	F.B.#: 05DX-00183

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, G.P., A TENNESSEE GENERAL PARTNERSHIP, AS SUCCESSOR OF PINE OAKS PROPERTIES, L.L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOHAMMAD 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. 165 on the Plan of Oak Highlands, a Planned Unit Development, Section I, as of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part 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. Registration of a Limited Liability Partnership of Pine Oaks Properties, L.L.P., of record n Book 10670, Page 204, said Register's Office. Pine Oaks Properties, L.L.P., is now known as Pine Oaks Properties, G.P., by Certificate of Voluntary Withdrawal of Pine Oaks Properties, L.L.C., of record in Instrument No.: 200010060099636, Register's Office for Davidson County, Tennessee.

- CONTINUED -

This is improved ( ) unimproved (X) property, known as 4969 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 6th day of October, 2000

PINE OAKS PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP,

By: Siroos Yazdian
Siroos Yazdian, General Partner

DCTN01WC

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 _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of Oak Highlands Homeowner's Association, Inc., of record in Book 7367, Page 615, and as amended in Book 8765, Page 90, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SIROOS YAZDIAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the General Partner of PINE OAKS PROPERTIES, G.P., the within named bargainor, a Tennessee general partnership, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 6th day of October, 2000.

My Commission Expires: 05/28/03

Notary Public

