When recorded return to: The Home Closing Company
2834 Azalea Place, Nashville, Tennessee 37204

THIS INSTRUMENT REPARED BY:
Afshin Yazdian, Esq.
209 10th Avenue South, Ste 409
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Arthur L. Groomes	CTX Mortgage Company	173-04-0-A 165CO
4969 Alexia Drive	801 94th Avenue North	
Antioch, Tennessee 37013	St. Petersburg, Florida 33702	

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Mohammad Hajjafar and wife, April S. Hajjafar**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Arthur L. Groomes and wife, Mary C. Groomes**, hereinafter called the Grantees, their heirs and representatives, certain 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 the same property conveyed to Mohammad Hajjafar and wife, April S. Hajjafar by Deed from Pine Oak Properties, G.P., A Tennessee General Partnership, as Successsor of Pine Oaks Properties, L.L.P. of record in Instrument No. 20001010-0100512, Register's Office for Davidson County, Tennessee.

This is improved property known as 4969 Alexis Drive, Antioch, TN 37013.

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 Grantors 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 representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21st day of June, 2001.

Mohammad Hajjafar
By: Mohammad Hajjafar

April S. Hajjafar
By: April S. Hajjafar

Davidson County DEEDWARR
Recvd: 08/03/01 11:21 2pgs
Fees:13.00 Taxes:662.30

20010803-0083006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mohammad Hajjafar and wife, April S. Hajjafar, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of June, 2001.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

Subscribed and sworn to before me this
21st day of June, 2001

Notary Public

My Commission Expires JULY 24, 2004

My commission expires: _____