When recorded return to:
The Home Closing Company, Inc.
2834 Azalea Place
Nashville, TN. 37204
Box 33A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2001.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 12/05/01 15:33 2pgs
Fees:13.00 Taxes:325.60
20011205-0134178

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sakineh Rafat and Vahid Namvar
307 Clofton Drive
Nahville, Tennessee 37221

SEND TAX BILLS TO:
CTX Mortgage Company
P.O. Box 199077
Dallas, TX. 75219-9077

MAP-PARCEL NUMBERS:
142-140-201.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer L. Evans,** hereinafter referred to as Grantors, hereby transfer and convey to **Sakineh Rafat, unmarried and Vahid Namvar, unmarried, joint tenancy in common with right of survivorship** hereinafter referred to as 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. 4-A on the Plan of Zone Lot Division, Harpeth View Estates, of record in Book 6250, Page 211, as amended in Book 6250, Page 511, said Register's Office.

Being the same property conveyed to Jennifer L. Evans by Warranty Deed from Margaret D. Lamons and husband, King Lamons of record in Book 10070, Page 56, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2001 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 307 Clofton Drive, Nahville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 do further covenant and bind myself, my 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 30th day of November, 2001.

Jennifer L. Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Evans, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2001.

Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

11/2/05
My Commission Expires