WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 40,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 20, 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Azadeh Jafari	Azadeh Jafari	MAP:172-06-A
6016 Woodland Hills Drive	9473 Foothills Drive	Parcel:029.00CO
Nashville, TN 37211	Brentwood TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERENCE K. PURNELL AND WIFE, BERNETTA L. PURNELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AZADEH JAFARI, A MARRIED PERSON,

HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 6016 Woodland Hills Drive, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 31st day of January, 2003.

Terence K. Purnell

Bernetta L. Purnell

Davidson County DEEDWARR
Recvd: 02/05/03 09:23 2pgs
Fees:13.00 Taxes:148.00
20030205-0015614

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Terence K. Purnell and Bernetta L. Purnell, the bargainor(s), 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 Brentwood, Tennessee , this 31st day of January, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 20, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, BEING Lot No. 39 on the Final Plat of Mountain View, Section 1, Revision One, of record in Plat Book 9700, Pages 562 and 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Terence K. Purnell and wife, Bernetta L. Purnell by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument Number 20010927-0104398, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.