33A

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/16/03 11:39 2pgs
Fees:13.00 Taxes:111.00
20030516-0067165

OWNER:
Name **Alireza Hajjafar**
Address **5449 Oak Chase Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Pine Oaks Properties Two GP, a Tennessee General Partnership, f/k/a Pine Oaks Properties Two, LLP.**, has this day bargained and sold, and does hereby transfer and convey unto **Alireza Hajjafar, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in of **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 272 on the Plan of OAK HIGHLANDS, PHASE THREE, 1ST REVISION, a Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being a part of the same property conveyed to Pine Oaks Properties, Two, LLP., by deed from Sun NLF Limited Partnership, of record in Book 10881, page 126, Register's Office for Davidson County, Tennessee. Pine Oaks Properties Two, LLP is now known as Pine Oak Properties Two, G.P., by Instrument of record in Instrument No. 20001006-0099635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173, Group 04A, Parcel 272

This is unimproved property known as: 5449 Oak Chase Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **14th** day of **May, 2003**.

Pine Oaks Properties Two GP

By: Fred Yazdian General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the General Partner of Pine Oaks Properties Two GP, the within named bargainor, a General Partnership, and that such Fred Yazdian, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership as General Partner.

WITNESS MY HAND and official seal at office, this **14th** day of **May, 2003**.

C. M. Corriveau

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$30,000.00**

Affiant _____

Subscribed and sworn to before me, this the 14th day of May,2003.

My commission expires June 18, 2005

_____
Notary Public - Register

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE