Davidson County DEEDWARR
Recvd: 09/09/03 09:26 2pgs
Fees:13.00 Taxes:580.90

20030909-0131206

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$157,000.00

Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|29th DAY OF August, 2003.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zebar M. & Ferzaneh M. Zebari 4108 October Woods Drive Antioch, TN 37013	First Horizon Home Loans Corporation 4000 Horizon Way Irving, TX 75063	Map 183.05-A Parcel 93.00-CO

For and in 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,

Scott P. Warner and wife, Heather Dawn Warner f/k/a Heather Dawn Morgan

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Zebar M. Zebari and wife, Ferzaneh M. Zebari

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, TN, BEING LOT NO. 71 ON THE PLAN OF REVISION ONE, PHASE TWO, SECTION FOUR, OCTOBER WOODS, OF RECORD IN PLAT BOOK 7900, PAGE 909, AS AMENDED IN BOOK 9700, PAGE 437, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SCOTT P. WARNER AND HEATHER DAWN MORGAN BY DEED FROM YAZDIAN CONSTRUCTION, INC., DATED APRIL 7, 1999, AND OF RECORD IN BOOK 11435, PAGE 533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 909, as amended in Book 9700, Page 437, Register's Office for Davidson County, Tennessee.
3) Property is subject to October Woods, Revision One, Phase Two, Section Four, a Planned Unit Development, of record in Book 7900, Page 909, and amended in Book 9700, Page 437, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 9840, Page 267, said Register's Office.
4) Property is subject to Declaration of Restrictive Covenants contained in Book 9840, Page 276, Book 10181, Page 986, and Book 10548, Page 503, said Register's Office.
5) Property is subject to an Easement in Book 8443, Page 75, said Register's Office.
6) Property is subject to an Agreement in Book 9771, Page 560, and Book 10010, Page 50, said Register's Office.
7) Property is subject to a Charter in Book 9840, Page 259, Register's Office for Davidson County, Tennessee.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4108 October Woods 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 our hand(s) this 29th day of August, 2003.

Scott P. Warner

Heather Dawn Warner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Scott P. Warner and wife, Heather Dawn Warner f/k/a Heather Dawn Morgan, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076