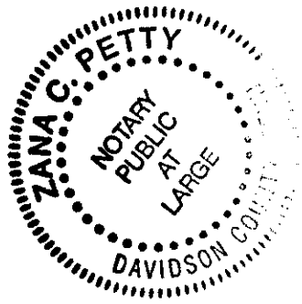
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

FILE BOX 45

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alkess Sarofiem	CTX Mortgage Company	Map 164
3405 Cainbrook Crossing	2828 North Harwood	Group 13-0-B
Antioch, TN 37013	Dallas, TX 75201	Parcel 8 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

Edward K. Gardner and wife, Nancy B. Gardner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Alkess Sarofiem and Keroles A. Sarofiem

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:

Being Lot No. 8 on the Plan of Section Six, Asheford Crossing, of record in Instrument 20001010-0100374, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward K. Gardner and wife, Nancy B. Gardner by deed from Elizabeth P. Morgan and husband, Brent A. Morgan, of record in Instrument 20020722-0087540, said Register's Office, dated June 7, 2002.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9651, Page 900; Book 9980, Page 482; Book 10301, Page 180; Book 10640, Page 941; Book 10717, Page 97; Instrument 20010418-0038191; and Book 9651, Page 925, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001010-0100374, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3405 Cainbrook Crossing, 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 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 hands this 29th day of April, 2004.

Edward K. Gardner

Nancy B. Gardner

Davidson County DEEDWARR
Recvd: 05/04/04 14:38 2pgs
Fees:13.00 Taxes:542.05

20040504-0050674

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward K. Gardner and Nancy B. Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2004.

My Commission Expires: ~~04/27/07~~ 1/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.