Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

03-0406-32015 My Commission Expires May 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $113,500.00

Donna Tardieu
Affiant

Subscribed and sworn to before me, this 18th day of June, 2004.

Jessica Jolbatt
Notary Public
My commission expires: May 24, 2008

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christopher Douglas 332 Cedarcliff Road Antioch, TN 37013	Same	150-090-155.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Manouchehr Farshadfar**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Douglas and wife, Lakita Douglas**, hereinafter called the Grantees, their successors 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. 83, on the Plan of Forest View Park, Phase I, Section V, of record in Book 6250, Page 61, corrected by Surveyor's Certificate of Correction in Book 6565, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Manouchehr Farshadfar by deed from Mina Farshadfar of record in Instrument No. 200011270115804, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 332 Cedarcliff Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/24/04 10:10 2pgs
Fees:13.00 Taxes:419.95
20040624-0074962

WITNESS my hand this 18th day of June, 2004.

Manouchehr Farshadfar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Manouchehr Farshadfar, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 18th day of June, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05