This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040660

Davidson County DEEDWARR
Recvd: 01/03/05 12:13 2 pgs
Fees:13.00 Taxes:510.60
20050103-0000493

Send Tax Bills To:
Irwin Mortgage Corp.
400 Interstate N. Pkwy. Ste. 580
Atlanta, GA 30339-5030

New Owner is:
Chantou Ourn and Chev Chao
4713 Reischa Sue Lane
Nashville, TN 37211

MAP: 134-09
PARCEL: 105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hikmat S. Gazi and wife, Khadija Gazi**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Chantou Ourn and Chev Chao**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Phase One, Woodland Hills, of record in Book 6900, Pages 666, 667, 668 and 669, amended in Book 7564, Page 404, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Hikmat S. Gazi, married by Deed from John M. Tanner and wife, Jennifer L. Tanner dated 7/6/01, recorded 7/11/01, in Instrument No. 20010711-0074018, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of December, 2004.

GRANTOR:

Hikmat S. Gazi

Khadija Gazi

Khadija Gazi

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hikmat S. Gazi and wife, khadija Gazi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17 day of December, 2004.

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Notary Public

My Commission Expires: November 21, 2006

STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

SWORN TO and subscribed before me this 17 day of December, 2004.

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

NOTARY PUBLIC

My commission expires:

My Commission Expires November 21, 2006