Return to:

B-4312
Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Rochelle Just 804 Billingsgate Court Antioch TN 37013	Same	David W. McMackin 104 East Park Dr., Ste. 104 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $ 157,000.00

Affiant
Subscribed and sworn to before me on ~~October~~ 2004.

Notary Public

My Commission Expires: 11-3-07

Map & Parcel No.
149-01-0-B-068.00 CO

Davidson County DEEDWARR
Recvd: 01/11/05 13:28 3 pgs
Fees:18.00 Taxes:580.90
20050111-0004125

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Gillian E. M. Eftekhari and Ezatollah Eftekhari, both unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Rochelle Just, Single (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being Lot No. 269 on the Plan of Piccadilly Square, Phase III, a Planned Unit Development, as of record in Plat Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gillian E. M. Eftekhari and Ezatollah Eftekhari, both unmarried, by deed from Keith Kilpatrick, married, dated September 28, 1994 and filed for record in Book 9479, page 722, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 804 Billingsgate Court, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that they 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 except for current year real estate taxes.

GRANTOR further covenants and binds themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on October 22, 2004.

Gillian E. M. Eftekhari

Ezatollah Eftekhari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

See page 3

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Gillian E. M. Ezatollah Eftekhari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of October, 2004.

Notary Public

BRENDA J. CHAPMAN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: March 9, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Gillian E. M. Eftekhari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22nd day of October, 2004.

DEEDANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

NOTARY PUBLIC

My Commission Expires 8/25/07

MY COMMISSION EXPIRES: AUGUST 25, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Ezatollah Eftekhari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22nd day of October, 2004.

NOTARY PUBLIC

My Commission Expires 3/9/08

BRENDA J. CHAPMAN NOTARY PUBLIC AT LARGE WILSON CO. TENN.