WARRANTY DEED

After Recording Return To
Nations Title Agency of TN
5214 Maryland Way, Suite 208
Brentwood, TN 37027
05TN01489

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2005

NOTARY PUBLIC
Notary Public AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

MY COMMISSION EXPIRES (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyanoosh Balouch Gharaei (NAME)	NEW OWNER (NAME)	MAP 150-9B
720 Kaeden Pointe Ct. (ADDRESS)	(ADDRESS)	PARCEL 10
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Richard J. Sawyers, Jr. and wife, Ozzie A. Sawyers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyanoosh Balouch Gharaei and wife, Hengameh Amiri

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, Tennessee, being Lot No. 10 on the Plan of the First Revision of Forest Pointe, Phase 1, of record in Book 9700, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. Said page number of plat was erroneously referred to as Page 138 in below referenced Warranty Deed.

Being the same property conveyed to Richard J. Sawyers, Jr., and wife, Ozzie A. Sawyers by Warranty Deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc. of record in Book 11252, Page 972, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF FIRST REVISION OF FOREST POINTE, PHASE 1 OF RECORD IN PLAT BOOK 9700, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4889, PAGE 559; BOOK 9889, PAGE 559; BOOK 7801, PAGE 486; BOOK 10412, PAGE 567 AND BOOK 11720, PAGE 152, SAID REGISTER'S OFFICE.

Davidson County DEEDWARR
Recvd: 03/10/05 10:10 2 pgs
Fees:13.00 Taxes:510.23
20050310-0026527

unimproved ( )
This is improved (X) property, known as 720 Kaeden Pointe Ct., 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 4th day of March, 2005

Richard J. Sawyers, Jr.

Ozzie A. Sawyers

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 Richard J. Sawyers, Jr. and wife, Ozzie A. Sawyers

the bargainor s, 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 Madison, Tennessee, this 4th day of March, 2005.

Commission expires 3-25-2006

Notary Public

DEANIE C. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public