This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of April, 2005, by and between Mohsen Sarfehjoo, a married man party of the first part, and Beth Brummund, an unmarried woman, and Rachael N. Dew, an unmarried woman, as joint tenants with rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 10, on the Plan of Heritage Glen PUD, of record in Plat Book 6900, Page 981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mohsen Sarfehjoo, herein by Warranty Deed dated November 29, 1995 filed for record December 1, 1995 in Book 9874, Page 742, in the Register's Office of Davidson County, Tennessee.

The said Mohsen Sarfehjoo warrants that the subject property is not his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 981, Restrictions of record in Book 7939, Page 978, amended in Book 8111, Page 86, By-Laws of record in Book 7939, Page 990, Articles of Incorporation of record in Book 7939, Page 985, Charter of record in Book 8108, Page 508, and Common Area of record in Book 8083, Page 601, and in Book 8151, Page 629, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mohsen Sarfehjoo

Davidson County DEEDWARR
Recvd: 04/25/05 12:13 2 pgs
Fees:13.00 Taxes:403.30
20050425-0045633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Mohsen Sarfehjoo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : Beth Brumnund and Rachael N. Dew
14 Heritage Glen Court
Madison, TN 37115

Tax Parcel No.: 042-08-0-A-010.00

Property Address: 14 Heritage Glen Court
Nashville, TN 37115

MAIL TAX BILLS TO: Beth Brumnund and Rachael N. Dew
14 Heritage Glen Court
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $109,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.