Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Hamid Toloogolzari 9474 Chesapeake Drive Brentwood, TN 37076	Same	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027 2005050168

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
98-05-87.00

The actual consideration or value,

whichever is greater for this

transfer is $36,000.00

Affiant

Subscribed and sworn to before me
on 05/27/05.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 03, 2008

Davidson County DEEDWARR
Recvd: 06/14/05 13:23 2 pgs
Fees:13.00 Taxes:133.20
20050614-0067958

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, Jerry R. Sitz and Teri K. Swiger, husband and wife,, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Hamid Toloogolzari and Zabihollah Shahhosseini, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 7, on the plan of Lake Park, Section Twelve, as of record in Plat Book 8250, Page 804, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry R. Sitz and Teri K. Swiger, husband and wife, by Warranty Deed dated 04/30/2003 of record in Instrument No. 20030506-0062582, said Registers Office.

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

This is unimproved property located at 4136 Helena Bay Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever. Grantor covenants that they is lawfully seized and possessed of said real estate in fee simple, has 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, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/27/05.

Jerry R. Sitz

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 Jerry R. Sitz and Teri K. Swiger, husband and wife,, 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, this the ??date??.

Notary Public

My Commission Expires:

(SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 08, 2008