State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $164,095.00

Affiant

Subscribed and sworn before me this the14th day of June, 2005.

Notary Public

My Commission Expires: 11-25-08

Davidson County DEEDWARR
Recvd: 06/21/05 09:13 2 pg:
Fees:13.00 Taxes:607.15
20050621-0070846

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property **known as:**	**Send tax bills to:**
Fereshteh Ferdosian	**137 Anton** Drive	**Long Beach Mortgage Company**
137 Anton Drive	**Nashville, TN 37211**	**320 Interstate North Parkway Suite 500**
Nashville, TN 37211		**Atlanta, GA 30339**

Map148-14 Parcel 337

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES FRANKLIN KENNEDY AND KRISTI RICHELLE KENNEDY, HUSBAND AND WIFE

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Fereshteh Ferdosian and husband, Housmand Atefi

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, on the Final Subdivision Plat of Anton Place of record in Book 9700, page 302, 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 James Franklin Kennedy and wife, Kristi Richelle Kennedy by Warranty Deed from The Regency Group, LLC of record in Instrument Number Book 10559, page 415, Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, page 302 and amended in Plat Book 10589, page 126, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 10345, pages 667, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **14th day of June 2005.**

James Franklin Kennedy

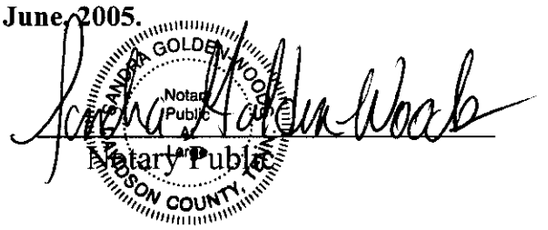
Kristi ~~Reehelle~~ Kennedy
Richelle

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **James Franklin Kennedy and Kristi Richelle Kennedy** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand, this **14th Day** of **June, 2005.**



Notary Public

My Commission Expires:

11-25-09