This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 08/05/05 09:33 2 pgs
Fees:13.00 Taxes:129.50
20050805-0092255

ADDRESS NEW OWNER:
Mohammad Hajjafar
5905 Woodlands Ave
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 108 12-O-B
PARCEL 072.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Winifred Sharon Pitkin, formerly known as Winifred Sharon Arnold, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mohammad Hajjafar, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 51, on the Plan of Harborview, Phase 1-A, Section Two, of record in Plat Book 6900, Pages 756-758, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Winifred Sharon Arnold by deed from George Carter Arnold, of record in Book 9892, Page 853, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7471, Page 26, as amended by First Amendment of record in Book 7646, page 142; Second Amendment of record in Book 7646, Page 147; Third Amendment of record in Book 7646, Page 149, re-recorded in Book 7647, Page 648; Fourth Amendment of record in Book 7732, Page 749; Fifth Amendment of record in Book 8263, Page 534; Sixth Amendment of record in Book 8271, Page 863; Seventh Amendment of record in Book 8297, Page 380; Eighth Amendment of record in Book 8634, Page 19, said Register's Office, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5856, Page 80 and 84; Book 6147, Pages 886 and 893, said Register's Office. Winifred Sharon Arnold and Winifred Sharon Pitkin is one and the same person.

This is unimproved property known as 2204 South Ashford, Nashville, TN 37214, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mohammad Hajjafar, his heirs and assigns, forever; and I, Winifred Sharon Pitkin, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of July, 2005.

Winifred Sharon Pitkin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Winifred Sharon Pitkin the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of July, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008