WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$141,500.00**

Davidson County DEEDWARR
Recvd: 08/19/05 15:00 2 pgs
Fees:13.00 Taxes:523.55
20050819-0099215

BRIAN J. VAN HANT NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 22 DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
TROY REDDING AND KECIA L. REDDING	**SAME**	**162-10-136**
584 ROXANE DR.		
ANTIOCH, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF **$141,500.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MOOSA GHARACHOOLOU, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

TROY REDDING AND WIFE, KECIA L. REDDING, AS JOINT TENANTS IN COMMON WITH THE RIGHT TO SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 136 on the plan of Brookview Estates, Section 2, of record in Plan Book 4460, Page 163, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot 136 fronts 75.00 feet on the northerly margin of Roxanne Drive and extends back 191.32 feet on the easterly line and 231.11 feet on the westerly line to a dead line in the rear, measuring 84.90 feet thereon.

Being the same property conveyed to Gary Schmidt a/k/a Gary Bruce Schmidt, An Unmarried Man, Sheryl Byrd, married, and Janice K. Nail, Married by Will from R.E. Schmidt a/k/a Raymond Eugene Schmidt dated 02/05/95 and recorded in Instrument No. 20050201-0011791, Register's Office for Davidson County, Tennessee.

Further, Being the same property conveyed to Moosa Gharachoolou, A Married Man by Warranty Deed from Gary Schmidt a/k/a Gary Bruce Schmidt, An Unmarried Man, Sheryl Byrd, married, and Janice K. Nail, Married dated 01/12/05 and filed for record 02/01/05 in Instrument No. 20050201-0011792, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 4460, page 163, said Register's Office.

Subject to restrictions of record in Plat Book 4689, page 561, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **584 ROXANE DR. ANTIOCH, TN 37013**

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 not 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 ever 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 my hand this 22 day of **JULY, 2005**

MOOSA GHARACHOOLOU

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, **MOOSA GHARACHOOLOU AND WIFE,** , the named bargainor(s), with whom I am personally acquainted and/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 Nashville, **Tennessee.**

This 22 day of **JULY, 2005.**

BRIAN J. VAUGHN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 4-27-2008