BOX 13
10315

Davidson County DEEDWARR
Recvd: 09/07/05 11:27 2 pgs
Fees:13.00 Taxes:1572.50
20050907-0107430

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2005.

Notary Public

My Commission Expires: 5/28/09

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires MAY 28

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bahman Yousofzadeh
300 Avery Court
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

160-16-0-b-055.00- CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dr. John C. Nwofia and wife, Lorraine N. Nwofia hereinafter referred to as Grantors, hereby transfers and conveys to Bahman Yousofzadeh and wife, Mehraban Jazzabi hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 58, on the Plan of Revision One, Section One Brentwood Chase, of record in Plat Book 9700, Pages 936-941, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dr. John C. Nwofia and Lorraine N. Nwofia by Warranty deed from Wilson Concord, L. P. a Tennessee limited partnership of record in Instrument No. 20010312-0023238, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 9700, Page 936, Register's Office of said County.
Declarations of record in Instrument No. 200005310053798 and Instrument No. 200008310086366, Register's Office of said County.
Storm Water Detention Agreement of record in Book 11115, Page 281, Register's Office of said County.
Quitclaim Deed to Homeowner's Association of record in Instrument No. 200102080012529, Register's Office of said County.
Charter of record in Instrument No. 200005240051842, Register's Office of said County.
Restrictive Covenants of record in Instrument No. 200106140062687, Instrument No. 200204040041129 and Instrument No. 200203080029532, Register's Office of said County.
By-Laws of record in Instrument No. 200005310053798, Register's Office of said County.
Easement as shown of record in Instrument No. 200406280076255 Register's Office for said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 300 Avery Court, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** that I am 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 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 **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 31st day of August, 2005.

Dr. John C. Nwofia

Lorraine N. Nwofia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dr. John C. Nwofia and Lorraine N. Nwofia, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 31st day of August, 2005.

Notary Public

My Commission Expires: 11/2/05

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