Davidson County DEEDWARR
Recvd: 09/08/05 10:45 2 pgs
Fees:13.00 Taxes:431.05

20050908-0108064

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Parviz Youssefi**
Address **1041 Brittain Lane**
City/State/Zip **Nolensville, TN. 37135**

SEND TAX BILLS TO:
Name **Market Street Mortgage Corporation**
Address **P.O. Box 22128**
City/State/Zip **Tampa, FL. 33622-2128**

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Anthony Gray and Lois Gray, Husband and Wife ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Parviz Youssefi and Deanne Youssefi, Husband and Wife, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee Being Lot No. 4 on the Plan of Baby Ruth Lane Estates of record in Plat Book 9700, page 611, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being all of the same property conveyed to Anthony Gray and Wife, Lois Gray, by Warranty Deed from Ephriam McLean Old, III, married, dated May 27, 1999, recorded June 10, 1999 in Record Book 11523, page 175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 163 Group 11 Parcel 4

This is improved property known as: 2971 Baby Ruth Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **2nd** day of **September, 2005.**

Anthony Gray

Anthony Gray

Lois Gray

Lois Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **the undersigned**, a Notary Public in and for said County and State, **Anthony Gray and Lois Gray** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **2nd** day of **September, 2005.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission expires

C.M. Corriveau

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$116,500.00**

Affiant DeAnne C Youssi

Subscribed and sworn to before me, this the 2nd day of September, 2008.

My commission expires:

Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009