~~PREPARED BY &~~ RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050623

Send Tax Bills To:
Bank of America, N.A.
900 W. Trade Street
Charlotte, NC 28255-0001

New Owner is:
Mohammed Dkhiri
825 Rocky Mountain Parkway
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 09/20/05 10:31 2 pgs
Fees:13.00 Taxes:510.60
20050920-0112873

MAP: 135-14-O-A
PARCEL: 141.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lam T. Tran and husband, Tuan Pham**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mohammed Dkhiri and Hakima Elaich, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 141 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Plat Book 6900, pages 391-393, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lam T. Tran, married by Warranty Deed from Eddie Dean Spears and wife, Lilly Spears dated May 22, 2000, recorded June 14, 2000, in Instrument No. 20000614-0059465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

LT
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of September, 2005.

GRANTOR:

Lam T. Tran

Tuan Pham

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lam T. Tran and husband, Tuan Pham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of September, 2005.

BYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

SWORN TO and subscribed before me this 19th day of September, 2005

NOTARY PUBLIC

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

11-25-06