THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
5409 Maryland Way
Suite 105
Brentwood, Tennessee 37027
615/377-9370

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/05 10:07 3 pgs
Fees:18.00 Taxes:111.00

20051017-0124759

From: MIKE DOBBS

To: RAHIM AND SHOKRIA GHAFURI

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
Rahim and Shokria Ghafuri 4846 Jonquil Drive Nashville, TN 37211	Same	148-030-135.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Thirty Thousand Dollars and 00/100 Dollars ($30,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of October, 2005.

Notary Public

G. PHILIP ANDERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
7.19.08

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, **MIKE DOBBS,** as Grantor has bargained and sold, and by these presents does transfer and convey unto the said **RAHIM GHAFURI and wife, SHOKRIA GHAFURI,** the Grantees herein, 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. 1045, on the Plan of Cherokee Hills Section 10, of record in Plat Book 4660, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING all the same property conveyed to Mike Dobbs by Davidson County Chancery Court Final Decree Confirming Sale recorded as instrument number 20040121-0007762 RODC and Quitclaim Deed from Walker B. Hale recorded as instrument number 20050328-0032366 RODC, the said Walker B. Hale receiving his interest in the property by Quitclaim Deed from Martha Lynn Austerman recorded as instrument number 20040810-0096704 RODC.

This is unimproved property known as 1433 Antioch Pike, Antioch, Tennessee, 37013.

This conveyance is subject to any and all existing restrictions and easements of record.

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 Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. And Grantor does further covenant and bind himself, his 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.

WITNESS our hands this 14th day of October, 2005.

MIKE DOBBS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **MIKE DOBBS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of October, 2005.

Notary Public

My Commission Expires:
7.19.08

PHILIP ANDERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE