ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC

WARRANTY DEED

G-CD-05-0207

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leza Muzaffery	Indymac Bank, FSB	
1808 State Street #207	(NAME) 1120 112th Avenue N.E., 3rd Floor	92-12A-207.00 CO
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS) Bellevue, WA 98004-4500	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY ANN ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~NFI DBA EXCHANGE ESSENTIALS~~ Leza Muzaffery and husband, Ahmad Muzaffery MKR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 207, STATE HOUSE MANOR Condominiums, as established under Master Deed of record in Book 7333, Page 56, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Edward Bay Roberts and wife, Mary Ann Roberts by Warranty Deed from Jerry R. Bellar and wife, Jacquelyn A. Bellar, recorded on the 16th day of February, 1989 in Deed Book 7773, Page 551, in the Register's Office of Davidson County, Tennessee. The said Edward Bay Roberts having since died leaving Mary Ann Roberts as surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7333, page 57; Book 10544, page 994; Book 7333, page 36; and Book 7343, page 409, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1808 State Street #207, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 6th day of October, 2005.

Mary Ann Roberts
Mary Ann Roberts

Davidson County DEEDWARR
Recvd: 10/26/05 10:19 2 pgs
Fees:13.00 Taxes:475.45

20051026-0129149

STATE OF Tennessee
COUNTY OF Davidson

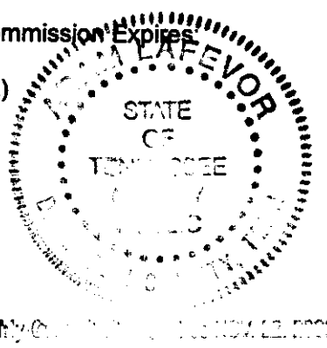
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903