(2)

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050693

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 10/26/05 10:36 3 pgs
Fees:18.00 Taxes:451.40
20051026-0129214

New Owner is:
Ernesto and Rosalba Duran
432-434 Cathy Jo Circle
Nashville, TN 37211

MAP: 133-08
PARCEL: 163.00

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, **Zebar M. Zebari and wife, Ferzaneh Zebari**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ernesto Antonio Castro, an unmarried man, and Rosalba Duran, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Phase I, Valley View Terrace Subdivision, as of record in Plat Book 5200, page 77, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zebar M. Zebari and wife, Ferzaneh Zebari by Warranty Deed from David H. Obedala and wife, Kelly L. Obedala dated 4/05/02, recorded 4/10/02, in Instrument No. 200204100043952, Register's Office for Davidson County, Tennessee. (Continued on page 3)

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.

ZZFZ _____ 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 20 day of October, 2005.

GRANTOR:

Zebar Zebari as AIF

Zebar M. Zebari by Ferzaneh Zebari

as Attorney-in-Fact

Ferzaneh Zebari

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Ferzaneh Zebari**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Zebar M. Zebari** acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument No. 20051026-0129213, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 20 day of October, 2005.

Notary Public

My Commission Expires: Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ferzaneh Zebari** 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 24 day of October, 2004.

Notary Public

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Affiant

SWORN TO and subscribed before me this 20 day of October, 2005.

NOTARY PUBLIC

My commission expires:

A SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

Continued from page 1:
Zebari Mizgeen Zebari and Zabar M. Zebari are one and the same person.
Ferzaneh Mina Zebari and Ferzaneh Zebari are one and the same person.