Davidson County DEEDWARR
Recvd: 11/15/05 10:31 2 pgs
Fees:13.00 Taxes:1325.04

20051115-0137879

WARRANTY DEED

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

OWNER:
Name **Patrick B. Eakins**
Address **1453 Wexford Downs Lane**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **CTX Mortgage Company LLC**
Address **P.O. Box 650269**
City/State/Zip **Dallas, TN. 75265-0269**

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,

Hamid Toloogolzari ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Patrick B. Eakins and Ashley L. Eakins, 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 105 on the Plan of Winfield Park, Phase 2, Section 1, Revision 1, a Planned Unit Development, a Cluster Lot Development, of record in Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to Hamid Toloogolzari, by Warranty Deed from Kathleen Troccoll, a single person, dated November 30, 2004, of record in Instrument No. 20041207-0145545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 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.

THIS PROPERTY IS NOT NOW OR HAS EVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

Map-Parcel No.'s: Map 172 Group 14B Parcel 105

This is improved property known as: 1453 Wexford Downs Lane, Nashville, TN 37211.

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 **3rd** day of **November, 2005.**

Hamid Toloogolzari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS MY HAND and official seal at office, this **3rd** day of **November, 2005.**

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

Commission expires _____

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLLIAMSON**

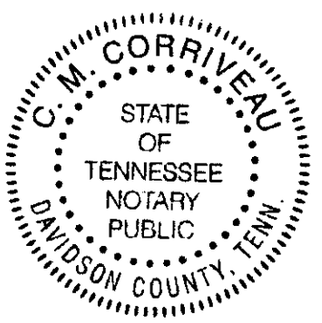
The actual consideration or value whichever is greater, for this transfer is **$358,119.00**

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2005.

My commission expires:

Notary Public - Register



My Commission Expires MAR. 21, 2009