# WARRANTY DEED

AT-20050072

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of December, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL C. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
**330 MALLORY STATION RD, A-1**
**FRANKLIN, TN 37067**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Joseph Calecas, Jr. | SAME | 173-04-0-A 262.00 |
| 5413 Oak Chase Drive | | |
| Antioch, TN 37013 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Said Irbahim Makhtoub and Lady A. Castillo husband and wife,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph Calecas, Jr., 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:

Exhibit "A"

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

Being Lot No. 262 on the Plan of Oak Highlands, Phase Three, First Revision, a Planned Unit Development, of record in Instrument #20020122-0008284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Said Ibrahim Makhtoub and Lady A. Castillo, husband and wife, from Yazdian Construction Inc., a Tennessee Corporation by Warranty Deed dated January 27, 2003 and recorded January 31, 2003 in Instrument #20030131-0013776, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property know as** 5413 Oak Chase Drive, Antioch, TN 37013.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of December, 2005

Said Irbahim Makhtoub

Lady A. Castillo

Davidson County DEEDWARR
Recvd: 12/13/05 10:36 1 pgs
Fees:13.00 Taxes:751.10
20051213-0149477

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April C. Nichols, a Notary Public in and for said County and State, the within named Said Irbahim Makhtoub Lady A. Castillo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 1st day of December, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL C. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY