WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/05 11:13 2 pgs
Fees:13.00 Taxes:743.70

20051221-0152843

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher A. Ricketts	Wells Fargo Bank, N.A.	Map 171
601 Old Hickory Blvd. #1	2701 Wells Fargo Way	Group 3-0-B
Brentwood, TN 37027	Minneapolis, MN 55408	Parcel 195-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Hassan Torabi Sereshki, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Christopher A. Ricketts, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit 1 on the plan of Phase Two, Section Six, Townhomes of Fredericksburg of record in Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hassan Torabi Sereshki, married, by Quitclaim Deed from Ali Torabi Sereshki, of record in Instrument 20050208-0014671, Register's Office for Davidson County, Tennessee. See also deed to Ali Torabi Sereshki of record in Instrument 20030422-0053688, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; ; Book 7798, Page 843; Book 10224, Page 683; Book 10294, Page 850; Book 10694, Page 541; Book 10628, Page 517; Book 10393, Page 11; Book 10126, Page 435; Book 10224, Page 683; Book 11550, Page 531; Book 11628, Page 75, Instrument 200007180070558; Book 8920, Page 45; Book 10694, Page 539; Book 10126, Page 486; Book 10275, Page 959; Book 11550, Page 554, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 9700, Pages 953 and 954; (3) Sanitary Sewer Easements of record in Book 7358, Page 643; Book 7993, Page 269; and Book 7851, Page 712; (4) Easement to Bell South of record in Book 10709, Page 143; (5) Easement for Cable Television of record in Instrument 200005160049387; (6) Storm Water Detention Agreement of record in Book 10357, Page 920, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 601 Old Hickory Blvd. #1, Brentwood, TN 37027

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

FILE BOX 45

Witness my hand this 19th day of December, 2005.

Hassan Torabi Sereshki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hassan Torabi Sereshki, 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 Nashville, Tennessee this 19th day of December, 2005.

My Commission Expires: 01/27/07
3/7/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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