Davidson County DEEDWARR
Recvd: 12/27/05 11:06 3 pgs
Fees:18.00 Taxes:647.50
20051227-0153726

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050877

Send Tax Bills To:
Same

New Owner is:
Thomas Haynes and Yong Lyles
4108 October Woods Drive
Antioch, TN 37013

MAP: 183-05-O-A
PARCEL: 93.00 CO

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 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 **Thomas E. Haynes and wife, Yong O. Lyles**, 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, TN, being Lot No. 71 on the Plan of Revision One, Phase Two, Section Four, October Woods, of record in Plat Book 7900, page 909, as amended in Book 9700, page 437, Regiser's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zebar Zebari and wife, Ferzaneh Zebari by Deed from Scott P. Warner and wife, Heather Dawn Warner, f/k/a Heather Dawn Morgan dated 8/29/03, recorded 9/9/03, in Instrument No. 200309090131206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Property is subject to all matters affecting said premises as contained in Plat Book 7900, page 909, as amended in Book 9700, page 437, Register's Office for Davidson County, Tennessee.

2. Property is subject to October Woods, Revision One, Phase Two, Section Four, a Planned Unit Developement, of record in Book 7900, page 909, and amended in Book 9700, page 437, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 9840, page 267, said Register's Office.

3. Property is subject to Declaration of Restrictive Covenants in Book 9840, page 276, Book 10181, page 986, and Book 10548, page 503, said Register's Office.

4. Property is subject to an Easement in Book 8443, page 75, said Register's Office.

5. Property is subject to an Agreement in Book 9771, page 560, and Book 10010, page 50, said Register's Office.

6. Property is subject to a Charter in Book 9840, page 259, Register's Office for Davidson County, Tennessee. 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.

_____ 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 22nd day of December, 2005.

GRANTOR:

Zebar Zebari

Ferzaneh Zebari

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Zebar Zebari and wife, 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 22nd day of December, 2005.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

SWORN TO and subscribed before me this 2nd day of Dec, 2005

NOTARY PUBLIC

My commission expires:

1-27-07