Box 56

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 14:32 2 pgs
Fees:13.00 Taxes:1091.50

20051227-0154198

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: 7-21-08
(AFFIX SEAL)

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:
Jamshid Sharifi	Countrywide Home Loans, Inc.	Map 181
316 Granny White Pike	3011 Armory Drive, Ste. 120	Group
Brentwood, TN 37027	Nashville, TN 37204	Parcel 195

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

Steve T. Pharr and wife, Lunette A. Pharr

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

Jamshid Sharifi, married

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:

That certain tract of land situated in the 5th Civil District of Davidson County, Tennessee, and described according to survey by Robert E. Francis, Surveyor (License No. 669) dated May 9, 1987, as follows:

Beginning at a point in the westerly margin of Nolensville Road (US31A), said point being the common front corner of the A.A. King property and the property herein conveyed; thence South 56 degrees 30' 24" West along an existing fence 312.61 feet to a point; thence South 16 degrees 38' 21" East along said existing fence 116.29 feet to a point; thence South 11 degrees 51' 28" East a distance of 171.81 feet to a point; thence South 3 degrees 21' 07" East a distance of 320.00 feet to a point; thence North 66 degrees 03' 08" West a distance of 450.00 feet to a point; thence North 33 degrees 51' 07" West a distance of 64.21 feet to a point; thence North 40 degrees 40' 44" East a distance of 463.35 feet to a point; thence North 12 degrees 18' East a distance of 87.75 feet to a point; thence North 7 degrees 27' 25" East a distance of 195.07 feet to a point; thence North 21 degrees 34' East a distance of 165.95 feet to a point; thence North 49 degrees 08' 37" East a distance of 100.71 feet to a point in the westerly margin of Nolensville Road (US 31A); thence South 23 degrees 23' 02" East along the westerly margin of said Nolensville Road to the point of beginning.

Included in the above description but specifically excluded therefrom is the following property:

Beginning at the point of intersection of the existing west margin of SR.11 and the south boundary of the Nellie Mai Williams property, said point of intersection being 35.15 feet left of SR.11 proposed centerline station 39+76.35; thence with said existing margin southerly 344 feet more or less to a point; said point being 33.08 feet left of SR.11 proposed centerline station 36+34.27; thence with the south boundary of the herein described property south 69 degrees, 55 minutes, 15 seconds west 15.97 feet to a point, said point being 49.05 feet left of SR.11 proposed centerline station 36+34.56; thence with the proposed southwest margin of said road north 39 degrees, 45 minutes, 08 seconds west 127.58 feet to a point; thence with the proposed west margin of said road north 17 degrees, 45 minutes, 39 seconds west 208.06 feet to a point, said point being 95.00 feet left of SR.11 proposed centerline station 39+58.06; thence with the south boundary of said Williams property north 55 degrees, 14 minutes, 21 seconds east 62.58 feet to the point of beginning.

Being the same property conveyed to Steve T. Pharr and wife, Lunette A. Pharr by deed from Nellie Mai Williams, unmarried, of record in Book 7432, Page 238, less and except that portion of property described in Book 10632, Page 676, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) Letter of record in Book 7448, Page 196, said Register's Office.

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 6555 Nolensville Rd., 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.

Witness our hands this 22nd day of December, 2005.

Steve T. Pharr

Lunette A. Pharr

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 Steve T. Pharr 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 22nd day of December, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Lunette A. Pharr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.