RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/27/05 14:25 2 pgs
Fees:13.00 Taxes:663.78
20051227-0154221

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2005.

NOTARY PUBLIC

My commission expires: 11.14.07

DAVID HEYBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREDERICKA MORRISON 113 Rock Glen Court Antioch, TN 37013	Same as new owner	164-10-0-A-005.00CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY NINE THOUSAND FOUR HUNDRED AND NO/100 ($179,400.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ALEREZA HAJJAFAR, an unmarried man,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **FREDERICKA MORRISON, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 5, on the Plan of Village One, Summerfield, as shown by plat appearing of record in Instrument No. 20000211-0014170, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Alereza Hajjafar, an unmarried man by Warranty Deed from Summerfield Develolpment, LLC, a Tennessee limited liability company, of record in Instrument No. 20050609-0065855, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20000211-0014170, to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 113 Rock Glen Court, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are not yet due or payable.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 19th day of December, 2005.

ALEREZA HAJJAFAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **ALEREZA HAJJAFAR**, 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 seal, this the 19th day of December, 2005.

Notary Public

My commission expires: 11.14.09

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY