STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $105,000.

Affiant

Sworn to and Subscribed before me on this the 28 day of December, 2005.

NOTARY PUBLIC
My Commission Expires: 1-28-08

TONY L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 12/30/05 10:04 2 pgs
Fees:13.00 Taxes:388.50
20051230-0156667

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Reja Ferdowsi	same	10501012500
1818 Scenic Ave		
Nashville, TN 37203		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Brenda Faye Willis, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Reja Ferdowsi, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 20 on the Plan of B . F. Shields Heirs' subdivision, as of record in Book 57, Page 31, Register's Office for said County.
>
> Said part of Lot No. 20 fronts 45 feet on the westerly side of Villa Place, and runs back between parallel lines, 150.6 feet to an alley.
>
> Being the same property conveyed to Brenda Faye Willis by Quitclaim Deed from Katheryn Hunter of record in Book 10216, Page 205 on October 4, 1996, Register of Deeds for Davidson County, Tennessee.
>
> This property is improved and known as 1003 Villa Place, Nashville, Tennessee 37212.

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, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for all matters as shown on Plat Book 57, Page 31, Register of Deeds for Davidson County, TN.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Robert E. Willis, Jr., husband of Brenda Faye Willis, joins in this conveyance to convey whatever right title or interest he has or may have in the subject property by virtue of his marriage to the said Brenda Faye Willis..

Witness our hands this 28 day of December, 2005.

Brenda Faye Willis
BRENDA FAYE WILLIS

Robert E. Willis Jr.
ROBERT E. WILLIS, JR.

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Brenda Faye Willis and Robert E. Willis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/shethey executed the within instrument for the purposes therein contained.

Witness my hand and seal at 28th, SunTrust Bank Kingsport, Tennessee, this the 28th day of December, 2005.

Rhonda Moore
NOTARY PUBLIC

My Commission Expires on: 8-5-2008