Prepared By:
~~RECORD AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44388

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 12:34 2 pgs
Fees:13.00 Taxes:488.31
20060103-0000569

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,976.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **27th DAY OF DECEMBER, 2005.**

Karen Russell
Notary Public

MY COMMISSION EXPIRES: 5/26/09

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JEFFREY A. YOUNGS **4900 Hickory Woods East** **Antioch, TN 37013**	New Owner	**176-5-28** **2D 77140**

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, DAVID SHARIFI and wife, NEDA MODAVI, a/k/a NEDA MODAZI**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY A. YOUNGS and CYNTHIA S. YOUNGS** (CSY)

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:

Being Lot Number 105, Section One, Hickory Woods East, as shown by plat of record in Plat Book 6900, Page 510, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to David Sharifi and Neda Modazi by Special Warranty Deed from MTGLQ Investors, L.P., of record in Instrument Number 20041020-0126195, Register's Office for Davidson County, Tennessee. The said Neda Modazi a/k/a Neda Modavi.

Unimproved ( )
This is improved (x) property known as 4900 Hickory Woods East, Antioch, Tennessee 37013

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 27th day of December 2005.

X _____
DAVID SHARIFI

X _____
NEDA MODAVI a/k/a NEDA MODAZI

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 DAVID SHARIFI and wife, NEDA MODAVI a/k/a NEDA MODAZI, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of December , 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 25th day of October, 2005, personally appeared JACK A. HANCOCK, to me known to be the person who executed the foregoing instrument in behalf of BETSY L. HANCOCK, as her Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said BETSY L. HANCOCK, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: _____