Davidson County DEEDWARR
Recvd: 02/02/06 14:29 2 pgs
Fees:13.00 Taxes:584.60

20060202-0013210

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

#356

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Yousef Khalilollahi and Heather Pham	Baycal Financial Mortgage Corp.	Map 182-6A
8637 Lawson Drive	1350 Bayshore Hwy #710	Parcel 210
Antioch, TN 37013	Burlingame, CA 94010	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Cortney T. Bush and wife, Ashley J. Bush,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Yousef Khalilollahi and Heather Pham** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040513-0044507, said Register's Office.

Being the same property conveyed to Cortney T. Bush and wife, Ashley J. Bush by warranty deed dated October 27, 2004 from The Craig Company, a Tennessee Corporation of record in Instrument No. 20041101-0131028, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Instrument No. 20020116-0006750; By-laws of record in Instrument No. 20020116-006750 and Charter of the Homeowner's Association of record in Instrument No. 20020123-0009417, said Register's Office.**
3. **Easements of record in Instrument Nos. 20010306-0021333; 20030226-0025749; 20001030-0107214; and 20020123-0009339, said Register's Office.**
4. **Any and all matters appearing of record in Plat Instrument No. 20040420-0044507, and Boundary Plat of record in Book 11190, Page 65, said Register's Office.**

This is improved property commonly known as **8637 Lawson Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $158,000.00.

Affiant

Subscribed and sworn to before me this 24th day of January, 2006

Notary public:

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of **January, 2006.**

Cortney T. Bush

Ashley J. Bush

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cortney T. Bush and Ashley J. Bush**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 24th day of **January, 2006.**

Notary Public

My Commission Expires: March 31, 2007