Map and Parcel 128-16-0-A 02400CO

This Instrument Was Prepared By:
Yost Robertson Nowak PLLC
P. O. Box 681436
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
MOHAMMED HAJJAFAR
5905 Woodlands Avenue
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 04/17/06 09:04 2 pgs
Fees:13.00 Taxes:135.05
20060417-0042971

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, Grantor, has bargained and sold and by these presents does transfer and convey unto MOHAMMED HAJJAFAR, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 78 on the Plan of Still Spring Hollow Subdivision, Section I, Phase I, of record in Book 7900 page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware Corporation, by deed of record in Book 7907, page 635, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

(1) Subject to matters shown on the plan of Still Spring Hollow Subdivision, Section I, Phase I, of record in Book 7900 page 135, Register's Office for Davidson County, Tennessee;

2) Boundary Plat of record in Book 6900 page 991 and 992, said Register's Office;

3) Restrictive covenants contained in instruments of record in Book 7963, page 400 and Book 8179, page 464, Register's Office of Davidson County, Tennessee;

4) By-Laws of Still Spring Hollow Owners Association of record in Book 8294, page 40, Registers' Office of Davidson County, Tennessee;

5) Charter of Still Spring Hollow Owners Association of record in Book 7930, page 909, Register's Office of Davidson County, Tennessee;

6) Public Utilities Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 9740, page 971, Register's Office of Davidson County, Tennessee;

7) Taxes for 2006 are a lien not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 7th day of April, 2006.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., A Delaware corporation, Managing General Partner

BY: _____

TITLE: Secretary

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRED M. STEVENHAGEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 7th day of April, 2006.

_____
NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4-16-2006

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is THIRTY SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($36,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 7th day of April, 2006.

_____
NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4-16-2006