Box 34

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Rafael Ventura Pedroza
922 Idlewild Drive
Madison, Tennessee 37115

Davidson County DEEDWARR
Recvd: 06/14/06 09:25 2 pg
Fees:13.00 Taxes:414.40
20060614-0070516

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Market Street Mortgage
213 Overlook Circle, Suite A-4
Brentwood, TN 37027

MAP 52-6
GROUP
PARCEL 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sayed Hashemi, married hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto Rafael Ventura Pedroza, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of a resubdivision of Lot 4 off a part of the H.B. Chadwell Tract, of record in Plat Book 5190, page 416, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Sayed Hashemi by deed from Charles C. Williams and Kandie L. Williams, husband and wife of record in Instrument no. 20000503-0077059, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 922 Idlewild Drive, Madison, Tennessee 37115.

***Layla Hashemi joins in this conveyance to transfer all of her right, title, and interest in the subject property, marital or otherwise.**

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, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 9th day of June, 2006.

Sayed Hashemi

Sayed Hashemi

Layla Hashemi

Layla Hashemi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Sayed Hashemi and Layla Hashemi, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of June, 2006.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $112,000.00.

Angela E. Starkey

AFFIANT

Subscribed and sworn to before me on this 9th day of June, 2006.

LYNDA KAYE JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lynda Kaye Jones

NOTARY PUBLIC

My Commission Expires: 1/23/2010