BOX 13
11709

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03112

Davidson County DEEDWARR
Recvd: 07/06/06 10:22 2 pgs
Fees:13.00 Taxes:756.65
20060706-0080675

Property Address:
805 Colo Place, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joe Kirk Sweeney, and Nannette Louise Sweeney,** *Husband and wife hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Salih M. Salih,** [redacted] *and wife Freshta Durani, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 406 on the Plan of October Woods, Phase One, Section Three, as shown by plat of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 229, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Yazdian Construction, Inc., dated January 21, 1997, and recorded January 22, 1997, in the Register's Office for Davidson County, Tennessee, in Book 10326, at Page 161.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 15th day of June, 2006.

Joe Kirk Sweeney {Seal}

Nannette Louise Sweeney {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 15th day of June, 2006, before me, the undersigned officer, personally appeared Joe Kirk Sweeney and Nannette Louise Sweeney, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $204,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 15th of June, 2006.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Salih M. Salih AND FRESHTA DURANI
805 Colo Place
Antioch, TN. 37013

Person Or Entity Responsible For Payment Of Taxes:
~~Salih M. Salih~~ Countrywide Home Loans, Inc.
801 Crescent Centre Drive #520
Franklin, TN. 37067

Tax Parcel ID#: 183-05-0-A-078.00-CO