Homeland

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/18/06 12:01 2 pgs
Fees:13.00 Taxes:993.45

20060718-0086474

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 268,500.00.

Jennifer Schutte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JUNE 2006

Carol A Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohsen A. Shirani	NEW OWNER	MAP 172-5-B
5844 Sterling Oaks Drive		PARCEL 89
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charles B. Robbins and wife, Mary A. Robbins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOHSEN SHIRANI, A MARRIED PERSON 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Sterling Oaks, Phase II, of record in Book 11190, page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles B. Robbins and wife, Mary A. Robbins by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 200008010075722, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5844 Sterling Oaks Drive, Brentwood, TN 37027.**

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 hand(s) this the 19th day of June, 2006.

Charles B. Robbins

Mary A. Robbins

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 **Charles B. Robbins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2006.

My Commission expires May 24 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE

Notary Public

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 **Mary A. Robbins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2006.

My Commission expires May 24 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE

Notary Public

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067