File #20060288

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/22/06 09:59 2 pgs
Fees:13.00 Taxes:1091.50

20060822-0103268

THIS INSTRUMENT WAS PREPARED BY

StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alireza Ebrahim	Market Street Mortgage Corp.	Map 172-09-A
(NAME)	(NAME)	
1029 Heathfield Circle	P. O. Box 22128	Parcel 156.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Tampa, FL 33622	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, In Yong Jeong and wife, Yong Soon Lee, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Alireza Ebrahim and wife, Tahereh Jamshidi, 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. 154 on the Final Plat of Section Four, Banbury Crossing, a Planned Unit Development, of record in Instrument 200001140004987 thru 200001140004989, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to In Yong Jeong and wife Soon Yong Lee by deed from The Jones Company of Tennessee, LLC of record in Instrument 200304030044026, said Register's Office, dated March 28, 2003.

This conveyance is subject to Declaration of Covenants,Conditions and Restrictions of record in Book 4148, page 261, Book 4693, page 961, Book 10369, page 48, Book 10962, page 516, Book 10970,page 943, Book 11218, page 180 and Instrument 200105230053234,; By-Laws of record in Instrument 200206100070239; Easement for sanitary sewers and/or storm drainage of record in Book 10219, page 524; Storm Water Detention Agreements of record in Book 10633, page 330, and Instrument 200001110004044; Transmission Line Easement of record in Book 2438, page 392 and Book 2438, page 460; PUD Boundary Plat of record in Book 9700, page 549; Charter of record in Book 10591, page 185 and any and all matters shown on the Plan of record in Instrument 200001140004987 thru 200001140004989, all in the Register's Office of Davidson County, Tennessee..

Unimproved ()
This is improved (X) property, known as 1029 Heathfield Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 18th day of August, 2006.

In Yong Jeong

Yong Soon Lee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared In Yong Jeong and Yong Soon Lee, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 18th day of August, 2006.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027