Box 14 A

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 08/31/06 08:40 2 pgs Fees:13.00 Taxes:610.50 20060831-0107400	The actual consideration or value, whichever is greater, for this transfer is **$165,000.00** Affiant Subscribed and sworn to before me, this the 25th day of August, 2006. Notary Public My commission expires: NOV. 24, 2007 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Yousef Khalilollahi **Heather Pham**	**Bank of America, N.A.**	**Map 063-16B, Parcel 095.00CO**
5509 New Harbor Court	**P. O. Box 9000**	
Union City, CA 94587	**Getzville, NY 14068-9000**	

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, WE,

Eric D. Spalding and Kari L. Spalding, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yousef Khalilollahi and Heather Pham, husband and wife

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 Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, page 550, and Certification of Correction in Book 7462, page 445, and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Eric D. Spalding and Kari L. Spalding, husband and wife by Deed from Fox Ridge Homes, Inc., of record in Book 11446, Page 213, dated April 16, 1999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7351, page 852, amended in Book 7451, page 739, and in Book 8336, page 393, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **604 Granwood Boulevard, Old Hickory, TN 37138**

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 my/our hand(s) this **25th** day of **August, 2006.**

Eric D. Spalding
Eric D. Spalding

Kari L. Spalding
Kari L. Spalding

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric D. Spalding and Kari L. Spalding,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **August, 2006.**

JOHN T. [illegible] NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3/22/09