File Box 30

Davidson County DEEDWARR
Recvd: 09/06/06 12:09 3 pgs
Fees:18.00 Taxes:458.80

20060906-0110063

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $.124,000.00

Subsribed and sworn before me this the 31st day of August, 2006.

Affiant

(Affix Seal)

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. SAFARI
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Juan M. Cobos
3290 Anderson Road
Antioch, TN 37013

Send tax bills to:
Market Street Mortgage COrporation
9001 Airport Freeway, Suite 120
Fort Worth, TX 76180

Map 150-3 Parcel 179

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Shahram Safari and wife, Mahtab Tahmasebi Notoraki

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Juan M. Cobos, ~~a married man~~ and wife, Hilda Cobos

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit "A"

THIS IS IMPROVED PROPERTY KNOWN AS 3290 Anderson Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 31st day of August, 2006.

Shahram Safari

Mahtabe Tahmasebi Notoraki

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 Shahram Safari and wife, Mahtab Tahmasebi Notoraki, 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, this 31st day of August, 2006.

My commission expires:

_____

Notary Public

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 31, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Harbor Landing, Section 1, as of record in Plat Book 6250, page 312, said Register's Office for said County, to which reference is made for a more complete description.

Being all of the same property conveyed to Shahram Safari and Mahtab Tahmasebi Notoraki, Husband and Wife, by Special Warranty Deed dated January 13, 2005 of record in Instrument Number 20050124-0008334, Register's Office for Davidson County, Tennessee.