This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
William Mark Stovall
7400 George Gaines Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
New Century Mortgage Corp.
3109 W Martin Luther King Blvd., Suite 300
Tampa, FL 33607

MAP 142-10
GROUP
PARCEL 37

Davidson County DEEDWARR
Recvd: 09/06/06 14:21 2 pg
Fees:13.00 Taxes:566.10
20060906-0110233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sayed N. Hashemi, married***, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **William Mark Stovall, married**, hereinafter called the GRANTEE, his 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. 34 on the Plan of Harpeth Estates, Section One, of record in Plat Book 3842, page 186, Register's Office, Davidson County, Tennessee, said Lot No. 34, which is a corner lot, fronts 104.45 feet on the northerly margin of George Gaines Road and fronts 87.0 feet on the westerly margin of Bellevue Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 106.4 feet on the northerly line and 101.25 feet on the westerly line to a point of intersection.

Being the same property conveyed to Sayed N. Hashemi, married by Special Warranty Deed from Ameriquest Mortgage Company of record in Instrument no. 20020118-0007790, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **7400 George Gaines Road, Nashville, Tennessee 37221.**

*Layla Hashemi, spouse of Sayed N. Hashemi, hereby joins in this conveyance to transfer all of her right, title, and interest in the subject property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **31st** day of **August, 2006.**

Sayed N. Hashemi

Sayed N. Hashemi

Layla Hashemi

Layla Hashemi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sayed N. Hashemi and Layla Hashemi,** the bargainors, with whom I am personally acquainted (orproved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2006.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $153,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2006.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009