Prepared by:
Riney Title & Escrow, LLC. 7003 Chadwick Drive, Suite 227, Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/13/06 09:59 2 pgs
Fees:13.00 Taxes:353.35
20060913-0113232

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantors, Amena Zebari and husband, Mizgeen Zebari,* said Grantors do hereby bargain, sell, and convey unto Parham Zanjanipour and **his/her assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: ** Manigeh Mohammadkhah *in prior deed name was mis-spelled as Mizgreen Zebari

Land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 30 on the Revised and corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amena Zebari and husband, Mizgreen Zebari, by deed from Charles Moore, Ray Swing, Juanita Swing Sircy, Jeanne S. Pennington, James E. Swing, Steven H. Moore and Linda Moore Maggart, dated December 21, 2000, of record in Instrument Number 20010116-0004656, Register's Office for Davidson County, Tennessee.
This document is executed pursuant to a Power of Attorney of record in Instrument No. 20060731-0091968, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Samad Zajanipourand and his/her assigns forever.

Grantee, , whose address is 2632 Grandview Avenue, Nashville, TN 37211 is responsible for the payment of real property taxes on subject property.

Said Amena Zebari and husband, Mizgeen Zebari, without recourse warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF the said Amena Zebari and husband, Mizgeen Zebari have executed the deed and affixed the corporate seal, if any this 27th day of July 2006.

Amena Zebari

Mizgeen Zebari by Zebari ~~Mizgeen Zebari~~,
Attorney in-fact ATTORNEY IN FACT

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $95,500.00.

Affiant

Sworn to and subscribed to before me, this the 31st day of August, 2006

My commission expires: 5-27-07

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amena Zebari, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 24th day of August 2006.

My commission expires: 5-27-07

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Zebari Mizgreen Zebari, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Mizgeen Zebari, and acknowledged that he/she executed the same by Durable Power of Attorney, as the free act and deed of said Mizgeen Zebari.

Witness my hand and seal at office this 27th day of July 2006.

My commission expires: 5-27-07

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Parham Zanjanipour	NEW OWNER	119-05-0-136.00
628 Hill Road		
Brentwood, TN 37027		