Box 14A
G# 20139

Davidson County DEEDWARR
Recvd: 10/27/06 14:44 3 pgs
Fees:18.00 Taxes:851.00
20061027-0133757

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of October, 2006 by and between **Dale Tinsley and wife, Denise Tinsley**, hereinafter referred to as GRANTOR, and **Carlo Aghakhani** , hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 420 on the Plan of Autumn Oaks, Phase Four of record in Instrument No. 20020523-0062993, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Autumn Oaks, Phase Four of record in Instrument No. 20020523-0062993, Register's Office for said County.

2) Restrictions of record in Instrument No. 200109120099443 as amended in Instrument No. 200305130064238, Register's Office for said County.

3) Homeowners Association Charter of record in Instrument No. 200109120099442, Register's Office for said County.

4) Surveyor's Correction of record in Instrument No. 200301100004644, Register's Office for said County.

5) Subject to 1/4 acre reserved for graveyard with rights of ingress and egress as set out in Book 261, page 284 and Book 6704, page 397, Register's Office for said County.

6) Right of way agreement and easement to Gulf Interstate Gas Company in Bok 2245, page 271, with a partial release thereof of record in Book 6968, page 25, Register's Office for said County.

7) Right of way agreement in favor of Columbia Gulf Transmission Company in Book 4240, page 667 with a partial release in Book 6968, page 25, Register's Office for said County.

8) Contract of easement and furnishing of water in Book 3376,page 239, Register's Office for said County.

9) Easement for the purpose of obtaining water from the spring of record in Book 475, page 547, Register's Office for said County.

10) Subject to the flow of Mill Creek and to all roads, streets, or highways (Culbertson Road) embraced within the property.

11) Sanitary Sewers and/or Storm Drainage Easement of record in Book 7515, page 298 and Book 9343, pages 196 and 199, Register's Office for said County.

12) Stormwater Detention Agreement of record in Book 7760, page 970, Register's Office for said County.

Being the same property conveyed to Dale Tinsley and wife, Denise Tinsley by Warranty Deed from Shane R. McCormick, unmarried, dated April 27, 2006, of record in Instrument No. 20060509-0054557, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Shane R. McCormick by Warranty Deed from Classic Homes BOS, LP dated February 28, 2003, of record in Instrument No. 20030304-0027929, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **6940 Scarlett Ridge, Brentwood, TN 37027**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Dale Tinsley

Denise Tinsley

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Dale Tinsley and wife, Denise Tinsley, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 24th day of October, 2006.

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

Name and Address of Property Owner:
Carlo Aghakhani
6940 Scarlett Ridge, Brentwood, TN 37027

Send Tax Statements to:

America's Wholesale Lender
PO Box 660694
Dallas, TX 75266-0694

Map and Parcel--181.10-0A-166.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $ which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale. $230,000.00

Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of October, 2006.

DONOR BARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-25-10

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-609