Record & Return to:
First Title and Escrow Company, Inc.
Box 9B
File # 259606

WARRANTY DEED

P-06-1705-1

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this DAY OF

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

APRIL D. AROYO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Max L. McElhaney	First Horizon Home Loan Corp	
1705 Yellow Wood Court	(NAME) 103 Continential Place, Suite 300	155-07-0B-046.00 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MANI ZARREHPARVAR AND WIFE, SARAH J. ZARREHPARVAR, FORMERLY KNOWN AS SARAH J. VANDERWERF,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MAX L. MCELHANEY, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 19 on the plan of First Revision, Final Plat of the Poplar Creek Estates, Phase Five, Section B-2 Subdivision (The Highlands of Allens Green), of record in Instrument Number 20030618-0084283, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mani Zarrehparvar and wife, Sarah J. Vanderwerf, by Deed from Mark H. Watson a married man , dated July 14, 2004 of record in Instrument Number 20040719-0085970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1705 Yellow Wood Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 11/09/06 14:33 2 pg
Fees:13.00 Taxes:1165.50

20061109-0139687

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 day of , .

Mani Zarrehparvar

Sarah J. Zarrehparvar

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Mani Zarrehparvar and wife, Sarah J. Zarrehparvar personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of October, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800