NEW OWNER:

MAX M. FARHANGI
100 LAKESIDE COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Market Street Mortgage Corporation
2650 McCormick Drive - Suite 200
Clearwater, FL 33759

Map & Parcel
086100A01800CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-1562

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 12/18/06 14:24 3 pg
Fees:18.00 Taxes:684.50
20061218-0155734

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Five Thousand and 00/100 Dollars ($185,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ED WOODROOF and BUFFY LEE WOODROOF WHITE, f/k/a Buffy Lee Woodroof,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MAX M. FARHANGI, an unmarried man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 18 on the Plan of Final Subdivision Plat of Hermitage Highlands of record in Instrument 20030422-0052784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ed Woodroof and Buffy Lee Woodroof by deed from George Dunn d/b/a George Dunn Contractors, dated May 17, 2004, and of record in Instrument Number 20040518-0058023, Register's Office for Davidson County, Tennessee.

Buffy Lee Woodroof and Buffy Lee Woodroof White are one and the same person.

This property does not constitute the marital residence of either of the Grantors.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before two (2) days from date of deed.

PROPERTY TAXES for the current year shall be prorated and paid as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of December, 2006.

Ed Woodroof

ED WOODROOF

Buffy Lee Woodroof White

BUFFY LEE WOODROOF WHITE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ED WOODROOF and BUFFY LEE WOODROOF WHITE**, 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 at office this 12th day of December, 2006.

NOTARY PUBLIC

My commission expires: 5/11/09

TORD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$185,000.00** .

AFFIANT

Sworn to and subscribed to before me this 12th day of December, 2006.

NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN AULDS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.