THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 26486R

Davidson County DEEDWARR
Recvd: 01/08/07 08:42 2 pgs
Fees:13.00 Taxes:466.20
20070108-0002673

MAP/GROUP/PARCEL: 161-11-0-C01300CO

NEW OWNER'S NAME AND ADDRESS:
EMILY A BEALS
334 YORKSHIRE CIRCLE
Nashville, TN 37211

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
201 4th Avenue North, 6th floor
Nashville, TN 37219

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **KAREN S KHOSRAVIAN, a single woman**, hereinafter called Grantor, does hereby transfer and convey unto, **EMILY A BEALS, a single woman**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Building "C", Unit No. 301, on the Plan of Resubdivision of Lot 1 of Phase IV, Villages of Brentwood Plan as shown on plat of record in Plat Book 6900, page 471, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 334 YORKSHIRE CIRCLE, Nashville, TN 37211.

BEING the same property conveyed to Grantor herein by deed of record in Book 9116, Page 872, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Karen S Khosravian

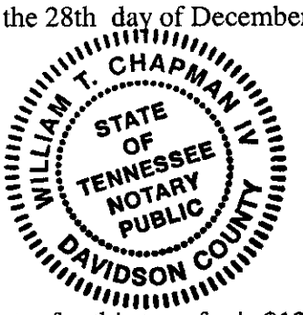
KAREN S KHOSRAVIAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **KAREN S KHOSRAVIAN,** with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 28th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/10



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $126,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/10

