RETURN TO:

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $258,000.00

Affiant

Subscribed and sworn to before me this 4th day of January 2007.

Notary Public
My commission expires: 3-22-08

Davidson County DEEDWARR
Recvd: 01/11/07 12:47 2 pgs
Fees:13.00 Taxes:925.00
20070111-0004631

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Zahra Azaram 7005 Collinswood Nashville, TN 37221	New owner	155-08-0-CO92.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald D. Bergland and wife Lori M. Bergland**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Zahra Azaram and husband Abdolnaser Babanzadeh**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 92, on the Plan of Poplar Creek, Phase II, as shown on plat of record in Plat Book 6900, page 339-347 as amended in Book 7900, page 888 and 889, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Donald D. Bergland and wife, Lori M. Bergland by Deed of record in Book 8847, Page 490 recorded 1/25/1993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2007 and subsequent years. 2) All matters shown on Plat recorded in Book 6900, page 339-347 as amended in Book 7900, page 888 and Book 889. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6662, page 433 and Book 9472, page 824, and in any allied instrument(s) referred to in said restrictions. 4) Charter of Poplar Creek Homeowner's Association of record in Book 7120, page 125 all of record in the Register's office for Davidson County, Tennessee

This property is improved property known as 7005 Collinswood, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 4th day of January 2007.

Donald D. Bergland

Lori M. Bergland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald D. Bergland and Lori M. Bergland**, the bargainor(s), 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 Franklin, Tennessee, this 4th day of January 2007.

Notary Public

My Commission expires: 11-22-2010

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

FILE NO: TN2006120326