PREPARED BY:
ADVANCED TITLE & ESCROW, LLC.
450 PROFESSIONAL PARK DR, STE # E
GOODLETTSVILLE, TN. 37072

BOX 13
12757

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of December 2006 by and between Tasha Smith, herein after referred to as **GRANTOR**, Keyvan Farrough and Nishtman Kamali*, herein after referred to as **GRANTEE**. *Husband and wife

WITNESSETH: That for and in consideration of One Hundred Forty-Five Thousand Five Hundred ($145.500.00) 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 GRANTORS right, title and interest in the following described property lying in city of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Bell Crest, Section One, a Planned Unit Development, as of record in Book 7900, Page 753, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tasha Smith, unmarried, by deed from Michael J. Russell and wife, Tamara H. Russell, dated 01/17/2006 and recorded 01/23/2006 in Instrument# 20060123-0008224, in said Register's Office for Davidson County, Tennessee.

This is Improved / unimproved property known as: 716 Bell Trace Cove, Antioch, TN 37013

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 written above:

Davidson County DEEDWARR
Recvd: 01/17/07 13:48 2 pg
Fees:13.00 Taxes:538.35
20070117-0006887

Return to:
Advanced Title & Escrow
450 Professional Park Dr. #E
Goodlettsville, TN 37072

Tasha Smith

INDIVIDUAL
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Tasha Smith** 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 29th day of December 2006.

Notary Public

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007

My Commission Expires:_____

Name and Address of Property Owner:
Keyvan Farrough
716 Bell Trace Cove
Antioch, TN 37013

Send Tax Statements
Keyvan Farrough
716 Bell Trace Cove
Antioch, TN 37013

Map & Parcel 162-16-E/ 007

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($145,500.00) 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of December, 2006.

Notary Public

My Commission Expires: _____

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007