ADDRESS NEW OWNER:
Kambiz Roozbehi
Elham Armaz
4320 Hopewood Drive
Nashville, TN 37211

SEND TAX BILL TO:
Market Street Mortgage Corporation
9001 Airport Freeway, Suite 120
Brentwod, TN 37027

MAP & PARCEL NOS.:
147-08-0 211

Davidson County DEEDWARR
Recvd: 01/22/07 11:01 2 pgs
Fees:13.00 Taxes:354.83
20070122-0008331

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Elizabeth L. Vaughn Porter FKA Elizabeth L. Vaughn, a married person,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kambiz Roozbehi and Elham Armaz, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the plan of Section 4, Beverly Heights, of record in Book 5200, Page 263, Register's Office for said County.

Said Lot No. 36, being triangular in shape, fronts 124.66 feet on the northeasterly margin of Hopewood Drive and extends back 113.30 feet on the easterly line and 125.67 feet on the northwesterly line to a point.

Being the same property conveyed to Elizabeth L. Vaughn, unmarried, by Warranty Deed dated November 23, 1988, from James W. Pewitt and Lisa G. Pewitt of record in Book 7713, Page 500, Register's Office for Davidson County, Tennessee. The said Elizabeth L. Vaughn is now known as Elizabeth L. Vaughn Porter.

James Porter, spouse of Elizabeth L. Vaughn Porter, joins in this deed to convey any and all interests he may have in said property including but not limited to any marital rights therein.

This is property with a common address of 4320 Hopewood Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Plat Book 5200, Page 263, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5626, Page 220, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $95,900.00.

Affiant

Subscribed and sworn before me this 19th day of January, 2007.

My Commission Expires: 11-14-2009

Notary Public

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **19th** day of **January, 2007**.

Elizabeth L. Vaughn Porter FKA Elizabeth L. Vaughn

James Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Elizabeth L. Vaughn Porter FKA Elizabeth L. Vaughn and husband, James Porter**, with whom I am personally acquainted, or who 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 **19th** day of **January, 2007**.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0701-002.WD