Davidson County DEEDWARR
Recvd: 02/26/07 09:23 3 pgs
Fees:18.00 Taxes:1443.00
20070226-0023140

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Millard D. Collins
LaTandra G. Collins
6064 Frontier Lane
Nashville, TN 37211

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Regions Mortgage
2050 Parkway Office Circle, RCN 6
Birmingham, AL 35244

MAP AND PARCEL:
MAP 172-6-O-A
PARCEL 6 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Parham K. Ghavami and wife, Farah Cassis-Ghavami**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Millard D. Collins and wife, LaTandra G. Collins**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Mountain View, Section 1, Revision One, as of record in Plat Book 9700, pages 562 and 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Parham K. Ghavami and wife, Farah Cassis-Ghavami, by deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated March 24, 2003, of record in Instrument No. 20030404-0044872, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 6064 Frontier Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 22nd day of February, 2007.

Parham K. Ghavami

Farah Cassis-Ghavami by Parham K. Ghavami, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Parham K. Ghavami, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22nd day of February, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Parham K. Ghavami, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Farah Cassis-Ghavami and who acknowledged that he executed the same as the free act and deed of Farah Cassis-Ghavami.

Witness my hand and official seal this 22nd day of February, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $390,000.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 9/20/09

