WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/07 08:28 2 pgs
Fees:13.00 Taxes:885.78
20070306-0027281

FILE BOX 19B
07-02-003

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of March, 2007

Notary Public

My Commission Expires: 01/03/11

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SUONG T. TRAN, XUAN MAI TRAN, and SON T. TRAN,	MARKET STREET MORTGAGE	173-8-A
(NAME) 5684 Deer Valley Trail	(NAME) 2650 MCCORMICK DR. STE. 200	98.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) CLEARWATER, FL 33759	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **BEN SEDAGHAT, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUONG T. TRAN, UNMARRIED and XUAN MAI TRAN, UNMARRIED and SON T. TRAN, UNMARRIED, joint tenants in common with rights of survivorship**, 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, to-wit:

LAND in DAVIDSON County, Tennessee being Lot No. 18 , on the Final Plat, Section Three, Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development of record in Instrument No. 20060614-0070867, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to BEN SEDAGHAT, by QuitClaim Deed from PINE OAKS PROPERTIES TWO, L. L. P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP N/K/A PINE OAKS PROPERTIES TWO, G. P., A TENNESSEE GENERAL PARTNERSHIP as evidenced by Instrument of record in Instrument No. 20001006-0099635 of record in Instrument No. 20061208-0151697, dated December 5, 2006, and of record December 12, 1999 in Instrument No. 19991207-0300314, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Deer Valley, of record in Instrument No. 20021212-0153693, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 5684 Deer Valley Trail, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, our hand, this 2nd day of March, 2007.

Ben Sedaghat

BEN SEDAGHAT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BEN SEDAGHAT, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of March, 2007.

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/03/11