This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $470,000.00.

Carolyn Long
Affiant

Subscribed and sworn before me this the 8th day of June, 2007.

Rosemary P Smithson
Notary Public
My commission expires: 8/11/

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 06/14/07 09:26 2 pgs
Fees:13.00 Taxes:1739.00
20070614-0071219

WARRANTY DEED

Address of New Owner:
Jesse Walter Berger
105 Rausch Dr.
Brentwood, TN 37027

Send Tax Bill to:
Owner

Tax Information:
160-16-0-B 060.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Abdolamir Roshanfar and wife, Fruz L. Roshanfar, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jesse Walter Berger & Linda C. Berger, Husband and Wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Revision One, Section One, Brentwood Chase, of record in Book 9700, Page 936 through 941, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Abdolamir Roshanfar and wife, Fruz L. Roshanfar by deed from Wilson Concord, L. P., dated June 15, 2001, of record as Instrument No. 20010626-0067278, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 105 Rausch Dr., Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 8th day of June, 2007.

Abdolamir Roshanfar

Fruz L. Roshanfar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abdolamir Roshanfar and Fruz L. Roshanfar, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 2007.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY