This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

WARRANTY DEED

THIS INDENTURE, made this 31st day of August, A.D., 2007, by and between

Lawrence E. Picard and Laurie A. Picard Husband and wife

First Parties, and

Rahim Ghafuri and Shokria Ghafuri
Second Parties,

Davidson County DEEDWARR
Recvd: 09/10/07 14:12 2 pgs
Fees:13.00 Taxes:888.00
20070910-0108493

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 179 ON THE PLAN OF SUGAR VALLEY, SECTION 4, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20000523-0051444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

OWNER: Rahim Ghafuri and Shokria Ghafuri

RESPONSIBLE TAX PAYER: Same as new owner

PROPERTY ADDRESS: 6741 SUGAR HILL DR., NASHVILLE, TN 37211

MAP & PARCEL: 181-01-A-125

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE E. PICARD AND LAURIE A. PICARD, HUSBAND ANDWIFE, BY DEED FROM LIFESTYLE HOMES G.P. OF RECORD IN INSTRUMENT NO. 200307020091755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

×_____ ×Laurie A Picard

Lawrence E. Picard Laurie A. Picard

✓STATE OF _____

COUNTY OF Davidson

Personally appeared before me, Lawrence E. Picard and Laurie A. Picard Husband and wife, with whom I am personally acquainted, or 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, at office, this 9 day of March, 20 07.

✓_____ Notary Public

My Commission Expires: 10/17/2009

THOMAS E. PUGH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires October 17, 2009

NA

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ _____. Affiant _____.

Subscribed and sworn to before me this _____ day of _____, 20 _____.

My Commission Expires: _____

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM THAT THE ACUTAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED WHICHEVER IS GREATER IS $240,000.00

Lawrence E Picard

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2007

MY COMMISSION EXPIRES:

Dymann Flippin

Notary Public

LYMANN FLIPPIN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires FEB. 22, 2011

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