BOX 13
137733

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/07 13:58 2 pgs
Fees:13.00 Taxes:1491.10

20071012-0121598

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$403,000.00**

Affiant

Subscribed and sworn to before me, this 1st day of October, 2007

Notary Public

MY COMMISSION EXPIRES: 9/27/08
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public
At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Hejazi	New Owner	160-11-O-A
(NAME)	(NAME)	(MAP)
5516 Hearthstone Lane		085.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Matthew Gerald Costarakis, II and wife, Angela Costarakis, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ali Hejazi and wife, Haleh Hejazinia, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 85, on the Plan of Phases II, III and IV, Hemmingwood, of record in Plat Book 6900, pages 7 and 8 as amended in Plat Book 7431, page 211, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Matthew Gerald Costarakis, II, by deed from John D. Gray and wife, Geraldine S. Gray, of record in Instrument No. 20040324-0033265, and further conveyed to Matthew Gerald Costarakis, II and wife, Angela Costarakis, by Quitclaim Deed from Matthew Gerald Costarakis, II joined by his wife Angela Costarakis, of record in Instrument No. 20070711-0082581, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5516 Hearthstone Lane, Brentwood, Tennessee 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 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 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/our hand(s) this 28th day of September, 2007.

Matthew Gerald Costarakis II #
By Angela Costarakis his Atty in Fact

Matthew Gerald Costarakis II

Angela Costarakis

Angela Costarakis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Angela Costarakis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of September, 2007.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Angela Costarakis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Matthew Gerald Costarakis, II, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Matthew Gerald Costarakis, II, the bargainor, by the said, Angela Costarakis, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of September, 2007.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY