Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 102
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Kelly Dorsey
Affiant

Subscribed and sworn to before me, this 9th day of November, 2007.

Notary Public
My commission expires: ~~09/21/09~~ 4-11-2010

Davidson County DEEDWARR
Recvd: 11/14/07 12:32 2 pg:
Fees:13.00 Taxes:499.50
20071114-0133619

13-0710-130841

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashraf F. Fam	Regions Bank dba AmSouth Bank	176-05-0 028.00
4900 Hickory Woods E.	2050 Parkway Office Circle	
Antioch TN 37013	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey A. Youngs and wife, Cynthia J. Youngs**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashraf F. Fam and Rasha Asaad, husband and wife**, hereinafter called the Grantees, their successors 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. 105, on the Plan of Section One, Hickory Woods East, of record in Book 6900, Page 510, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Sharifi and Neda Modazi by Special Warranty Deed from MTGLQ Investors, L.P., dated October 1, 2004, recorded October 20, 2004, of record in Instrument No. 20041020-0126195, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeffrey A. Youngs and wife, Cynthia J. Youngs by deed from David Sharifi and wife, Neda Modavi, a/k/a Neda Modazi, dated December 27, 2005, recorded January 3, 2006, of record in Instrument No. 20060103-0000569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4900 Hickory Woods E., Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 9th day of November, 2007.

Jeffrey A. Youngs

Cynthia J. Youngs

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey A. Youngs and Cynthia J. Youngs, 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 in Murfreesboro, TN, this 9th day of November, 2007.

DONNA TARPLEY NOTARY PUBLIC STATE OF TENNESSEE

Donna Tarpley
State of Tennessee at Large

My Commission expires: 4-19-2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds