RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 07/14/08 10:10 2 pgs
Fees:13.00 Taxes:428.83
20080714-0071818

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2008.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP A. ADAMS 4884 Peppertree Drive Antioch, Tennessee 37013	Same as new owner	MAP 165-14-0-153.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND NINE HUNDRED AND NO/100 ($115,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BAIZ I. HAJIBADRI, unmarried**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **PHILLIP A. ADAMS, a single man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot No. 266 Peppertree Forest, Section 14, as shown by plat and survey of record in Plat Book 7900, Page 501, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Baiz I. Hajibadri by Cash Deed for Tennessee dated September 2, 2005 from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20050912-0109348, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 4884 Peppertree Drive, Antioch, Tennessee 37013.

This conveyance is made subject to all matters shown on plat of record in Book 7900, page 501; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 2nd day of July, 2008.

BAIZ I. HAJIBADRI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **BAIZ I. HAJIBADRI**, 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 seal, this the 2nd day of July, 2008.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.