Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Karen Renee Williams
Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 30th day of November, 2009.

Brenda Huntsman
Notary Public
My commission expires: 1/11/11

06-0910-73724

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Renee Williams	Franklin American Mtg. Co	150-03-0-166.00
3404 Shakerville Court	501 Corporate Centre Dr., Ste. 400	
Antioch TN 37013	Franklin, TN 37067	

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, Mohammad R. Mirghavami, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen Renee Williams, unmarried, 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. 51-B, on the Plan of Zone Lot Division Lots 48 thru 52, Chelsea of Priest Lake, Section One-B, of record in Book 6250, Page 8, as amended in Book 6250, Page 263, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mohammad R. Mirghavami, an unmarried person by deed from Jeanne L. Scott, unmarried, dated June 1, 2004, recorded June 3, 2004, of record in Instrument No. 20040603-0065554, Register's Office for Davidson County, Tennessee.

Elizabeth Lewis Mirghavami, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property

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 3404 Shakerville Court, 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.

BILL GARRETT, Davidson County
Trans:T20090081037 DEEDWARR
Recvd: 12/01/09 11:51 2 pgs
Fees:13.00 Taxes:355.20
20091201-0109813

WITNESS my hand this 30th day of November, 2009.

Mohammad R. Mirghavami

Elizabeth Lewis Mirghavami

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mohammad R. Mirghavami and Elizabeth Lewis Mirghavami, 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 Mt. Juliet, TN, this 30th day of November, 2009.

Notary Public

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires: 01/17/12