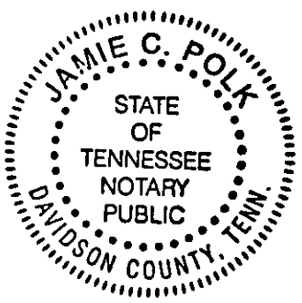
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2010

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| John G. Mohammad | New Owners | Parcel ID: |
| 112 Turnberry Drive | | 162090C55200CO |
| Knoxville, TN 37923 | | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Debra A. Parman and husband, Ralph W. Parman**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**John G. Mohammad and wife, Reyhaneh F. Mohammad**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 26, Unit A, on the Plan of Cedarwood Condominiums, Phase 2, of record in Plat Book 5200, page 349 (erroneously shown as Book 5785, page 581 on prior deeds), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Debra A. Parman and husband, Ralph W. Parman, by Quitclaim Deed from Debra C. Presley a/k/a Debra A. Parman, of record in Book 11388, Page 660, Register's Office for said County. See also deed of record in Book 9642, Page 746, said Register's Office.

This conveyance is subject to (1) 2010 county taxes which have been prorated and assumed by the Grantees, (2) All matters appearing on the plan of record in Plat Book 5200, page 349; and (3) Restrictive Covenants and By-Laws of record in Book 5707, page 121, Book 5720, page 912, Book 5776, page 741, and Book 5707, page 167, and Book 5720, page 918, said Register's Office, and (4) Charters of record in Book 5667, page 429, and Book 5722, page 198, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 552 Cedar Drive, Nashville, TN 37211

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 our hands this 26th day of January, 2010.

Debra A. Parman

Ralph W. Parman

BILL GARRETT, Davidson County
Trans:T20100005529 DEEDWARR
Recvd: 01/28/10 10:54 2 pgs
Fees:13.00 Taxes:167.24

20100128-0007141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra A. Parman and Ralph W. Parman, 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 and official seal at Nashville, Tennessee, this 26th day of January, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.