Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0580

BILL GARRETT, Davidson County
Trans:T20100054174 DEEDWARR
Recvd: 08/31/10 09:20 2 pgs
Fees:13.00 Taxes:451.40
20100831-0068936

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 122,000.00

Affiant

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF August, 2010.

Notary Public
Commission Expires: 2/18/12

ADDRESS OF NEW OWNER:
Rita Sweet
824 Beech Bend Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Access National Mortgage
1800 Robert Fulton Dr.
Suite 350
Reston, VA 20191

MAP & PARCEL
142-14-0-171.00

WARRANTY DEED

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, I/WE,

Jafar Naji, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rita Ann Sweet, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 688 on the Plan of Harpeth Woods, Section Three, as of record in Book 5200, page 270, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jafar Naji by Warranty Deed from Lance A. Kaufman and wife, Cheri E. Kaufman, dated 5/5/05 and recorded 5/12/05 in Instrument Number 20050512-0053741, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 824 Beech Bend Drive Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of August, 2010

Jafar Naji By Susan Brown Attorney in Fact
Jafar Naji
By Susan Brown, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 25th day of August, 2010, before me personally appeared **Susan Brown** to me known to be the person who executed the foregoing instrument in behalf of **Jafar Naji** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Jafar Naji.** Witness my hand and official seal.

Notary Public

Commission Expiration: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY