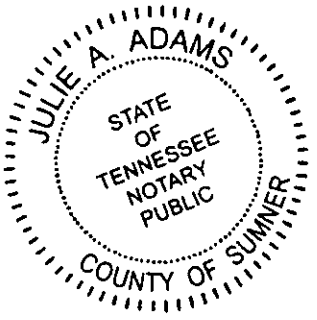


STATE OF TENNESSEE }
COUNTY OF SUMNER }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2011.

NOTARY PUBLIC

My Commission expires: 12/23/2014

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Austin & Crystal Moss 7212 Autumns Crossing Way Brentwood, TN 37027	Churchill Mortgage Corp. 761 Old Hickory Blvd. Ste.400 Brentwood, TN 37027	181-10-OA-227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Feryad A. Zangana and Hamsa M. Elyas, husband and wife

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Austin Moss and wife, Crystal Moss

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 710, as shown on the map entitled Final Plat Phase Seven Autumn Oaks Subdivision, of record as Instrument No. 20050725-0086194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FERYAD A. ZANGANA and wife, HAMSA M. ELYAS, by deed from CORINTHIAN CUSTOM HOMES, INC., of record as Instrument No. 20060418-0044081, dated April 10, 2006, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines if any, easements and right-of-way for public utilities.

BILL GARRETT, Davidson County
Trans:T20110045257 DEEDWARR
Recvd: 07/26/11 14:22 3 pgs
Fees:18.00 Taxes:758.50



20110726-0057197

County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 7212 Autumns Crossing Way, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 27th day of June, 2011.

"GRANTORS"

Feryad A. Zangana

Hamsa M. Elyas

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF ~~TENNESSEE~~)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Feryad A. Zangana and Hamsa M. Elyas, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 2011.

My commission expires: _____

{Seal}

_____
Notary Public

Jurat

State of California

County of RIVERSIDE

Subscribed and sworn to (or affirmed) before me on this 27TH day of JUNE,

20 11 by FERYAD A. ZANGANA & HAMSA M. ELYAS,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Notary seal)

SANTOSH ASHOK KALANKE
Commission # 1860822
Notary Public - California
Riverside County
My Comm. Expires Aug 10, 2013

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

AFFIDAVIT STATEMENT

(Title or description of attached document)

M LAW GROUP.

(Title or description of attached document continued)

Number of Pages 2 Document Date 06/27/11

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document