This Instrument Prepared By:
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640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

Instr:200003080024014 Page: 1 OF 2
REC'D FOR REC 03/08/2000 1:08:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $366.30

ADDRESS NEW OWNER:
Zhan A. Safarian
382 Brewer Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
APEX VENTURES, INC.
209 Cruzen Street
Nashville, TN 37211

MAP AND PARCEL:
MAP 161-8
PARCEL 45
5DU-38961

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John R. Creager and James L. Hodge, as tenants in common hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Zhan A. Safarian, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 24, on the Plan of Southwood, of record in Plat Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John R. Creager and James L. Hodge, as tenants in common, by deed from Rita Marie Gower, Executor of the Mary Katherine Swain Estate of record in Book 11675, Page 402, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2904, Page 51, and such easements and setback lines of record in Plat Book 2663, Pages 125 and 126, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6297, Page 150, said Register's Office.

Taxes for 2000 have been pro-rated and assumed by Grantee.

This is improved property known as 382 Brewer 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 Zhan A. Safarian, unmarried, his heirs and assigns, forever; and we, John R. Creager and James L. Hodge, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of February, 2000.

John R. Creager

James L. Hodge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John R. Creager and James L. Hodge, as tenants in common the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of February, 2000.

NOTARY PUBLIC

GENE W. LARGE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 99,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of February, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. LARGE NOTARY PUBLIC DAVIDSON COUNTY, TN