Instr:200004030033155 Page: 1 OF 3
REC'D FOR REC 04/03/2000 3:41:48PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1387.50

THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

PICK-UP

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASAD FARD 3201 Nolensville Road Nashville, TN 37211	SAME	Map: 133-1 Par: 135

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

ASAD FARD

SUBSCRIBED AND SWORN to before me this 3rd day of April, 2000.

Notary Public

My Commission Expires: 11/24/01

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, R. M. SANFORD, hereinafter "GRANTOR", has this day bargained and sold and do hereby transfer and convey unto ASAD FARD, hereinafter "GRANTEE", his heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his successors and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 3rd day of April, 2000.

R. M. SANFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W WARREN NOVS. 16 2, of said county, R. M. SANFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 2nd day of April, 2000.

NOTARY PUBLIC

My Commission Expires:

11/24/01



EXHIBIT A

Tract #1

Being Lots Nos. 101 and 102 on the Plan of Patterson's Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for Davidson County.

Being the same property conveyed to W. P. Sanford by deeds in Book 2480, page 355, and Book 3163, page 293, Register's Office for Davidson County, Tennessee.

Tract #2

Being ALL of Lot No. 100 and 50 ft. of Lot no. 99 in Patterson subdivision of Maple Hill 6th Civ. Dist. of Davidson Co. Tenn. Platt of Subdivision Recorded in Book 332, page 75 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to W. P. Sanford by deeds in Book 967, page 341, Register's Office for Davidson County, Tennessee.

W. P. Sanford is one and the same person as William Peyton Sanford and he having since died, devised the above-described property to Robert Milton Sanford under Will of record in Will Book 89, page 32, Probate Court of Davidson County, Tennessee, and recorded in Book 5828, page 166, Register's Office for said County.

Said tracts are subject to the following:

1. 2000 property taxes, a lien but not yet due and payable.

2. Subject to all matters shown on Plan of record in Book 332, page 75, Register's Office for Davidson County, Tennessee.

3. Subject to Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4246, page 163, Register's Office for Davidson County, Tennessee.