PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41713
Dav. Co. File: Box 8

Instr:200006090057740 Page: 1 OF 2
REC'D FOR REC 06/09/2000 1:06:13PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $159.10

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Saeed Monemi Box 2157 Vanderbilt University Station B Nashville, TN 37235	SAME

TAX MAP-PARCEL NUMBERS: 104-11-A-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 43,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Earl Miller Brendan Wyatt, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Saeed Monemi,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. B-12 of Villager West Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5210, Page 174, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Earl Miller Brendan Wyatt, unmarried by deed from Katheryn J. Bogaty, unmarried of record in Book 8501, Page 132, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 174, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5452,Page 419, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters

Deidre Russell wife of Earl Miller Brendan Wyatt, joins in the conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This is improved property, known as: 2134 Fairfax Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

May.30. 2000 4:14PM WILKINS & IVEY ATTORNEYS No.6755 P. 2

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2000.

Earl Miller Brendan Wyatt

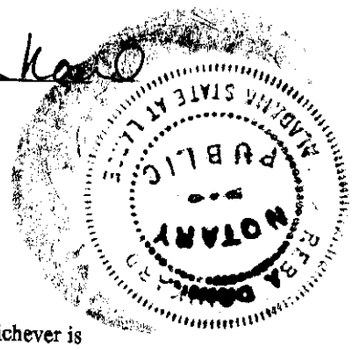
Deidre Russell

State of Alabama
County of Dallas

On this 30th day of May, 2000, before me the undersigned authority, personally appeared **Earl Miller Brendan Wyatt and Deidre Russell** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: July 18, 2001

Notary Public



State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 43,000.00

Jennifer McDowell
Affiant

Sworn and subscribed before me on the 30th day of May, 2000.

My Commission Expires: 5/30/04

Notary Public



May.30. 2000 4:14PM WILKINS & IVEY ATTORNEYS No.5756 P. 3