BOX 25-B

Davidson County DEEDWARR
Recvd: 09/25/00 08:19 2pgs
Fees:11.00 Taxes:74.00

20000925-0094419

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$20,000.00**.

Affiant

Sworn to and subscribed before me this 27 day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 7-27-01

ADDRESS - NEW OWNER
Nader Karshenas
7027 Willowick Dr
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 103-2C
Parcel 153

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim Attar, Saeed Monemi, and Hassan Eslami**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Nader Karshenas**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 153, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jim Attar, Hassan Eslami and Saeed Monemi by decree from the Chancery Court for Davidson County, Tennessee, of record in Book 11210, page 114, Register's Office for Davidson County, Tennessee, and by Decree of the Chancery Court for Davidson County, Tennessee, of record in Instrument Nos. 200007070067385, 200007070067384, and 200007070067386, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of Grantors, herein

This is improved property known as 261 White Bridge Pike, Unit 153, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27 day of September, 2000.

Jim Attar

Jim Attar

Saeed Monemi

Saeed Monemi

Hassan Eslami

Hassan Eslami

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jim Attar, Saeed Monemi, and Hassan Eslami**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 7-27-07