File Box #24

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/00 10:33 2pgs
Fees:11.00 Taxes:259.00
20001003-0097724

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2000

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohsen Sarfehjoo (NAME)	National City Mortgage Co. (NAME)	MAP 117, GP. 3B
2601 Hillsboro Pike, P-1 (ADDRESS)	3232 Newmark Drive (ADDRESS)	PARCEL 223.00 CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Miamisburg, Ohio 45342 (CITY) (STATE) (ZIP)	7DA80444

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C. Runcie Clements, IV

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. P-1, in a Horizontal Property Regime as shown on the condominium site plan of The Villager, as of record in Book 5200, Page 201, in the Register's Office, Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Villager, as of record in Book 5200, Page 201, and Master Deed of record in Book 5434, Page 665, corrected in Book 5487, Page 967; By-Laws in Book 5434, Page 708, and Charter of record in Book 5441, Page 815, said Register's Office.

Being the same property conveyed to C. Runcie Clements, IV by deed from Billy G. Herod and spouse, Patricia E. Herod of record in Book 9589, Page 150,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Pike, P-1, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 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 GRANTEES, their 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 29th day of September 2000

C. Runcie Clements IV

C. Runcie Clements, IV

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 C. Runcie Clements, IV

the 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 and official seal at Nashville, Tennessee, this 29th day of September 2000.

Commission expires 1-26-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

NOTARY PUBLIC AT LARGE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to any and all easements, if any.