WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

My Commission Expires July 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Masoud Fathi (NAME)	New Owner (NAME)	MAP 92-13
604 Shenandoah Drive (ADDRESS)	(ADDRESS)	PARCELS 56 & 57
Brentwood TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, James Frederick Pilkerton, III and wife, Karen R. Pilkerton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Masoud Fathi

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 03/26/01 08:26 3pgs
Fees:15.00 Taxes:360.75

20010326-0028430

unimproved ( )
This is improved (X) property, known as 3521 & 3523 Charlotte Avenue, Nashville, TN 37205
(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 our hand s this 20th day of March, 2001

James Frederick Pilkerton, III

James Frederick Pilkerton, III

Karen R. Pilkerton by James F. Pilkerton, III attorney in fact

Karen R. Pilkerton

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 James Frederick Pilkerton, III and wife, Karen R. Pilkerton

the bargainor s, 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 at Nashville, Tennessee, this 20th day of March, 2001

Commission expires 7/26/03

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

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 acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

My Commission Expires July 26, 2003

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

My commission expires _____

Notary Public

EXHIBIT A

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 12 of Block 2 on the Plan of Charlotte Park Company's Second Addition to Nashville, as of record in Plat Book 57, pages 160 and 161, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Frederick Pilkerton, III, and wife, Karen R. Pilkerton by deed from Janice H. Higgins and husband, William E. Higgins of record in Book 6281, page 977, said Register's Office.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 11 of Block No. 2 on the Plan of Charlotte Park Company's Second Addition, as of record in Plat Book 57, pages 160 and 161, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Frederick Pilkerton, III, and wife, Karen R. Pilkerton by deed from Wendell L. Smith, Jr., and wife, Sharon M. Smith, Beverly Cook and husband Jake D. Cook and Linda West and husband Robert L. West of record in Book 6201, page 616, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.