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THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
209 10th Avenue South, Suite 409
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:
L. Amory Smith
Michael Dugan
2318 Hemingway Drive
Nashville, TN 37215

SEND TAX BILLS TO:
SunTrust Bank
201 4th Avenue N
Nashville, TN 37219

MAP-PARCEL NOS.
130-16-27

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Nader Nasseh, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **L. Amory Smith and Michael Dugan, as joint tenants with right of survivorship**, hereinafter called the Grantee, their heirs, representatives and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3, Block L, on the Plan of Tyne Meade, Section III, of record in Book 1424, Pages 12-14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nader Nasseh by deed from Kathleen W. Fell, a single person, of record in Book 9786, Page 284, said Register's Office.

Shervin Abrari-Nasseh, spouse of Nader Nasseh, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This document is being executed by Nasser Nasseh, Attorney-in-Fact for Nader Nasseh and Shervin Abrari-Nasseh pursuant to a Power of Attorney being placed of record simultaneously herewith.

This is improved property known as: 2318 Hemingway Drive, Nashville, Tennessee 37215.

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, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12th day of April, 2001.

Nader Nasseh, By: Nasser Nasseh, Atty-In-Fact

Shervin Abrari-Nasseh, By: Nasser Nasseh, Atty-In-Fact

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 Nasser Nasseh, 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 on behalf of Nader Nasseh and Shervin Abrari-Nasseh as their Attorney-In-Fact, as the free act and deed of the within named Nader Nasseh and Shervin Abrari-Nasseh, for the purposes therein contained.

WITNESS my hand and official seal, this 12th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this
12th day of April, 2001.

Notary Public

My commission expires: 6-13-2001

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.