BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/01 14:56 2pgs
Fees:13.00 Taxes:185.00

20011212-0137423

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUN 25 2005

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirzad Etemadi (NAME)	Awtar S. & Sarabjit M. Bhatti (NAME)	Map 91-12,
3501 Charlotte Avenue (ADDRESS)	8116 Chase View Court (ADDRESS)	Parcel 28
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (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, Awtar Singh Bhatti and wife, Sarabjit M. Bhatti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirzad Etemadi and Jafar F. Nabi , both unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 502, Block 85, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davdison County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Awtar Singh Bhatti and wife, Sarabjit M. Bhatti, by Warranty Deed from James E. Dakin and wife, Shelia R. Dakin, of record in Book 9602, page 898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page s 74 and 75, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4601 Illinois Avenue, Nashville, TN 37209
(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 5th day of December, 2001

Awtar Singh Bhatti

Sarabjit M Bhatti

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 Awtar Singh Bhatti and wife, Sarabjit M. Bhatti

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 5th day of December, 2001.

Commission expires _____

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 30, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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