PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
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W & I Ref: ST Title No: 43114

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/17/01 14:45 3pgs
Fees:18.00 Taxes:59.20
20011217-0139098

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pejman Najafabadi 3288 Ezell Pike Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 071-16-072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$16,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Willie H. Tharpe**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pejman Najafabadi** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being the westerly 40 feet of the easterly 100 feet of Lot No. 4 on the Plan of William and Hayes Company Belleview Plan, as of record in Book 322, Page 51, Register's Office for Davidson County, Tennessee.

Said part of lot measures 40 feet on the southerly side of Crockett Street and runs back 180 feet between parallel lines to a dead line at the rear.

Being the same property conveyed to Kenneth M. Tharpe and wife, Alicia L. Tharpe by deed from Harlie Ray Roberts and wife, Frances Obera Roberts of record in Book 5595, Page 442, said Register's Office. By Quitclaim Deed of record in book 6223, Page 131, said Register's Office, the said Kenneth M. Tharpe and wife Alicia L. Tharpe conveyed their interest in subject property to Johnie H. Tharpe et ux Wilie H. Tharpe. Said Quitclaim Deed was corrected by instrument of record in book 6252, Page 228, said Register's Office. The said Johnie H. Tharpe has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for the year 2002 and subsequent years; All Matters shown on The Plan of record in Book 332, Page 51, said Register's Office.

This instrument is executed on behalf of Willie H. Tharpe by Raymond Beazley as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 802 Crockett Street, Nashville, Tennessee 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 2001 .

Willie H. Tharpe

Willie H. Tharpe By:Raymond Beazley, 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 , **Raymond Beazley** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Willie H. Tharpe** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2001

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $16,000.00

Pejman K. Najafabadi
Affiant

Sworn and subscribed before me this 14th day of December, 2001

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

EXHIBIT "A"

To

Warranty Deed

FROM: Willie H. Tharpe

TO: Pejman Najafabadi

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Raymond Beazley, Affiant

Sworn to and subscribed before me this
14th day of December, 2001

Notary Public

My Commission Expires:

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004