THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11886A

Davidson County DEEDWARR
Recvd: 02/12/02 15:47 2pgs
Fees:13.00 Taxes:96.20
20020212-0018752

MAP/GROUP/PARCEL: 133-15-0-A/071.00 CO.

NEW OWNER'S NAME AND ADDRESS:
JAMSHID AKBARI and HAMID AKBARI
320 WELCH ROAD, UNIT #M-1
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, JAMES S. SWEENEY, SR. and RITA SWEENEY, Husband and Wife, hereinafter called Grantors, do hereby transfer and convey unto JAMSHID AKBARI, a single man and HAMID AKBARI, a single man, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING UNIT M-1 OF PAGODA CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6111, PAGE 22, AS AMENDED IN BOOK 9445, PAGE 492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF PAGODA CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNITS.

The subject property is improved property commonly known as 320 Welch Road, #M-1, Nashville, Tennessee.

BEING part of the same property conveyed to grantors herein by deed of record in Book 10653, Page 951, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY, SR.

RITA SWEENEY
BY: JAMES S. SWEENEY, SR., ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

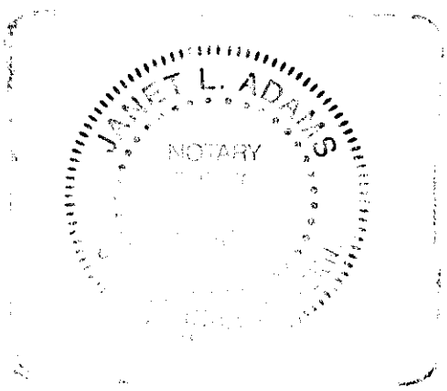
PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR., individually and as Attorney in Fact for RITA SWEENEY, made oath that he, individually, and as Attorney in Fact for Rita Sweeney executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 6th day of February, 2002.

NOTARY PUBLIC

My Commission Expires:

4-20-04




STATE OF TENNESSEE
COUNTY OF Sumner

The ~~actual~~ consideration or value whichever is greater of this transfer is $26,000.00.

AFFIANT

Sworn to and subscribed before me, this 6th day of February, 2002.

NOTARY PUBLIC

My Commission Expires:

4-20-04

