THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way, Suite 120
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 8-14-05
(AFFIX SEAL)

RUSSELL JOHN McCRAW NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 03/01/02 10:10 2pgs
Fees:13.00 Taxes:684.50

20020301-0026045

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamidreza Mediyar (NAME)	NEW OWNER (NAME)	MAP 172-15-A
2317 Sunnet Place (ADDRESS)	(ADDRESS)	PARCEL 242
Nashville, TN 37211 (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, Sanjay Pandita and wife, Sonia Pandita

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAMIDREZA MEDIYAR, A MARRIED MAN

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. 249 on the Plan of Holt Woods, Section Thirteen, of record in Plat Book 9700, Pages 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sanjay Pandita and wife, Sonia Pandita by deed from Scott Emmends and wife, Sara Emmens of record in Book 11618, page 524, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Davidson County taxes for 2002, a lien, but not yet due and payable.
2. All matters shown on the Plan of record in Book 9700, Pages 598 and 599, said Register's Office.
3. All matters on the Plan of P.U.D. Boundary Addition to Bradford Hills, of record in Plat Book 9700, Page 668, said Register's Office.
4. Easement for sanitary sewer and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 10316, Page 585, said Register's Office.
5. Restrictions of record in Book 9570, Page 22 and Book 10800, Page 575, said Register's Office.
6. By-Laws of record in Book 9570, Page 13, said Register's Office.
7. Stormwater detention agreement between Paul E. Johnson and the Metropolitan Government of Nashville and Davidson County, of record in Book 10584, Page 124, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2317 Sunnet Place, Nashville, TN 37211
(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 22nd day of February, 2002

Sanjay Pandita
Sanjay Pandita

Sonia Pandita
Sonia Pandita

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 Sanjay Sondita, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

Ann Marie Garr
NOTARY PUBLIC

My Commission Expires MAY 29, 2005

My Commission Expires

ANN MARIE GARR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005

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 Sonia Sondita, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

Ann Marie Garr
NOTARY PUBLIC

My Commission Expires:

ANN MARIE GARR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN