THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18802**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $154,000.00. Affiant Subscribed and sworn to before me, this 13th day of March, 2002. Notary Public My Commission Expires: _____ My Commission Expires NOV. 29, 2003

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Ms. Sarah J. Boyce 4904 Elkins Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** MAP 91-15 PAR 273 FB 12W 630

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KOUROSH MOHAMMADPOUR, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SARAH J. BOYCE, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4904 ELKINS AVENUE, NASHVILLE, TENNESSEE 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2002.

KOUROSH MOHAMMADPOUR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KOUROSH MOHAMMADPOUR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 03/18/02 08:41 2pgs
Fees:13.00 Taxes:569.80

20020318-0033276

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows: Beginning on the northerly margin of Elkins Avenue, formerly 2nd Avenue, 100 feet westerly from the westerly margin of 49th Avenue North, formerly 8th Street, as shown on the plan of Charlotte Park Company's Addition to Nashville, of record in Book 57, page 103, Register's Office for said County; thence with the northerly margin of said Avenue westerly 50 feet; thence northerly, parallel with 49th Avenue, North 150 feet to the southerly margin of an alley; thence with said alley, easterly 50 feet; thence southerly 150 feet to the beginning.

Being the same property conveyed to Kourosh Mohammadpour, unmarried, by deed from Malcolm L. Mayo, unmarried, appearing as Instrument No. 20010604-0057729, said Register's Office.

This conveyance is made subject to the 2002 Taxes, which have been prorated and assumed by the Grantee.