WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/02 14:52 3pgs
Fees:18.00 Taxes:425.50

20020425-0051296

RUTH M. FORAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02B-6568

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2002

Notary Public RUTH M. FORAN

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, Inc., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamshid Sharifi (NAME)	Owner (NAME)	MAP 133-15A
316 Granny White Pike (ADDRESS)	(ADDRESS)	PARCEL 41,87,88
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27,42,77

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, Jeff A. Bown and wife, Susan Bown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamshid Sharifi and wife, Parvin Vafai

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:

A certain condonimium apartment known as Unit No. E-7 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, Register's Office, 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 Condominiums set forth in Exhibit A-2 of said Master Deed a more complete identification and description of such Unit.

A certain Condominium apartment known as Unit No. G-6 of Pagoda Condominiums, created by 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, 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 to Master Deed for Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

A certain condominium apartment known as Unit No. M-7 of Pagoda Condominiums. Created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 6111, Page 22, 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 Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

CONTINUED 02,G5, 01

unimproved ( )
This is improved (X) property, known as 320 Welch Road UnitsE7,G6,M7, Nashville, Tennessee 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 19th day of April, 2002

Jeff A. Bown

Susan Bown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff A. Bown and wife, Susan Bown

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 Brentwood, Tennessee, this 19th day of April, 2002.

Commission expires January 26, 2004

Notary Public

Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

Being Units E7, G6 and M7 conveyed to Jeff A. Bown and wife, Susan Bown by deed from James S. Main and wife, Jane M. Main of record in Book 10576, Page 969, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 2002 and subsequent years, easements and restrictions of record.

Tract No. 1

Unit 0-2 of Pagoda Condominium 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, 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 Deed for a more complete identification and description of such unit.

Tract No. 2

Unit G-5 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated 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 herby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Tract No. 3

Unit 0-1 of Pagoda Condominium 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, 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 Dee. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being Units 02, G5, 01 conveyed to Jeff A. Bown and wife, Susan Bown by deed from James K. Don and wife, Margaret M. Don of record in Book 10364, Page 124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 2002 and subsequent years, easements and restrictions of record.