Box 36

(1)

Davidson County DEEDWARR
Recvd: 04/29/02 16:09 2pgs
Fees:13.00 Taxes:92.50

20020429-0052457

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mohammad Jalalian,** hereafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Classic Homes BOS, LP** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd **day of APRIL, 2002.**

M. Jalalian
Mohammad Jalalian

STE2 AZI M. KAVEHPOUR COMM. #1261847 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires April 24, 2004 STE2

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared Mohammad Jalalian, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 23rd **day of** April **2002.**

AZI M. KAVEHPOUR
Notary Public
My Commission expires: April 24, 2004

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration or value, whichever is greater, for this transfer is **$25,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

M. Jalalian
Affiant

Subscribed and sworn to before me this 23rd **day of** April **2002.**

Azi M. Kavehpour
Notary Public
My Commission expires: April 24, 2004

AZI M. KAVEHPOUR
COMM. #1261847
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 24, 2004

Map and Parcel: 175-08-27.00

Address of New Owner:
3941 Rock Creek Drive
Antioch, TN 37013

Send Tax Bills To:

Same

6020094

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33, Section 1, Hickory Woods, as shown on plan of record in Book 6900, page 509, as amended in Book 7582, page 166, and Book 9997, page 844, in the Register's Office for Davidson County, Tennessee, to which plan, as amended, reference is made for a more complete and accurate description.

Being the same property vested in Mohammad Jalalian by Final Decree Confirming Sale in File Tax Civil Action No. 90-695-III, recorded June 9, 1993, in Book 8976, page 302, in the Register's Office for Davidson County, Tennessee. Mohammad Jalalian and M. Jalalian are one and the same person.