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

Davidson County DEEDWARR
Recvd: 05/08/02 09:41 3pgs
Fees:18.00 Taxes:181.30
20020508-0056599

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **F.S.B. Properties, a Tennessee General Partnership, now solely composed of Bijan Ferdowsi and Venus Ferdowsi,** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and does hereby transfer and convey unto **Phyllis L. Lewis** (hereinafter referred to as "Grantee(s)"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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 3RD day of May, 2002.

Venus Ferdowsi

F.S.B. Properties
By: Bijon Ferdwosi and Venus Ferdowsi
Title:

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, F.S.B. Properties, A Tennessee General Partnership, now solely composed of Bijon Ferdowsi and Venus Ferdowsi, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Partner and the within bargainor, a corporation and that he/she as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of the corporation by the said Bijon Ferdowsi and Venus Ferdowsi.

Witness my hand and official seal, this 3RD day of May, 2002.

Notary Public

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: February 22, 2004

STATE Of Tennessee
COUNTY Of _____

The actual consideration or value, whichever is greater, for this transfer is $49,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3RD day of May, 2002.

Notary Public

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: February 22, 2004

Map and Parcel Numbers: 104-02-0-A-20.00CO

Address of New Owner:
201 Acklen Park Drive #20
Nashville, TN 37064

Send Tax Bills to: same

6020130

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 20 on the Plan of Acklen Place Condominiums, according tto the Master Deed of record in Book 6045, Page 173, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 503, in the Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Bijon Ferdowsi, d/b/a FSB Properties from Dale Lee Whitmarsh Kirby by Warranty Deed dated 10-14-94 and recorded 10-20-94 in Book 9497, Page 298, and further conveyed to F. S. B. Properties, a Tennessee General Partnership, being now solely comprised of Bijan Ferdowsi and Venus Ferdowsi from Bijan Ferdowsi married and his wife, Venus Ferdowsi by Quitclaim Deed dated 10-8-97 and recorded 10-10-97, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws of record in Book 6045, Page 173, Book 6045, Page 202, as amended in Book 7011, Page 177, and all matters of record on plat in Plat Book 5200, Page 503, Register's Office for Davidson County, Tennessee.

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