STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 7th day of November, 2002.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark Sarmadi
1213 Antioch Pike
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 11/11/02 09:43 2pgs
Fees:13.00 Taxes:277.50
20021111-0138700

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 134, Parcel 88.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. K. Najafabadi,** hereinafter referred to as Grantor, hereby transfers and conveys to **Mark Sarmadi,** hereinafter referred to as Grantee, his 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, in the Fifth Civil District, described according to a survey made by Joel L. Spaulding in January 1952, as follows:

Beginning at a point in the southerly right of way of the Antioch Pike as established by Davidson County Highway Department, the said point being 518.9 feet southeast of the intersection of the Paragon Mill Road and the Antioch Pike as measured along the center line of the said Antioch Pike, said beginning point being an iron pin set in the said right of way; thence south 41deg. 51' west 276.3 feet to an iron pin in a fence line; thence south 87deg. 03' east 83.1 feet to an iron pin in said fence line and Pearl Hill Vick's west line; thence with Pearl Hill Vick's line north 41deg. 51' east 222.5 feet to an iron pin in the southerly right of way of the Antioch Pike; thence north 46deg. 00' west 65 feet to the point of beginning.

Being the same property conveyed to Abolghasem Karshenas by Warranty Deed from Betty J. Hyden, of record in Book 9458, page 35, Register's Office for Davidson County, Tennessee. Abolghasem Karshenas, also known as Abolghasem K. Najafabadi, having since died devised his entire estate to his son, H.K. Najafabadi, by Last Will and Testament of record in the Seventh Circuit Court For Davidson County, Tennessee, Probate Division, Case

No. 02P-1829. Said Last Will and Testament also of record in Instrument No. 20021101-0134315, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1213 Antioch Pike, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 7th day of November, 2002.

H. K. Najafabadi

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 H. K. Najafabadi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2002.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005