This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Suleyman Hamzapour and Azar Pirouti
504 Bell Place Lane
Antioch, TN 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-16
PARCEL 227
6DA-13691

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Timothy Vick, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Suleyman Hamzapour and wife, Azar Pirouti, as tenants by the entirety, 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:

> BEING Lot No. 7, on the Plan of South Highland Subdivision, of record in Plat Book 421, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Timothy Vick by deed from Jenner Walter Bennett, Sr. and wife, Janice M. Bennett of record in Book 10135, Page 499, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.
Taxes for 2003 have been pro-rated and assumed by Grantees.

This is improved property known as 2169 Carson Street, Nashville, TN 37211. Subject property has never been marital residence of grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Suleyman Hamzapour and wife, Azar Pirouti, their heirs and assigns, forever; and I, Timothy Vick, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 02/11/03 11:40 2pgs
Fees:13.00 Taxes:92.50
20030211-0018679

Witness my hand this the 7th day of February, 2003.

Timothy Vick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy Vick, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of February, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004