ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.	This instrument has been prepared by:
Eugenia Shohadaee		Map: 132-01-0	Joseph V. Ferrelli
4112 Rockdale Avenue	(same)		104 Woodmont Blvd.,#115
Nashville, TN 37204		Parcel: 15	Nashville, TN 37205

State of Tennessee}
County of Davidson}

The actual consideration of value, whichever is greater for this transaction, is $170,000.00

Affiant

Sworn to and subscribed before me this 3rd day of March, 2003.

My Commission Expires 7/24/04

Notary Public

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Davidson County DEEDWARR
Recvd: 03/05/03 14:33 2pgs
Fees:13.00 Taxes:629.00

20030305-0029285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Ann Price, unmarried** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Eugenia Shohadaee** (The "Grantee"), her heirs and assigns, certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 16 feet of Lot No. 4 and the southerly 42 feet of Lot No. 3 on Block 15 on the plan of College Park as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said lots front together 58 feet on the easterly margin of Rockdale Avenue, and extend back between parallel lines 150 feet to a dead line on the rear.

Together with an easement as set forth in order of record in Book 6911, page 646, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Lot No. 2 of Block 15 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee; thence along the westerly front line of said Lot, 4 feet to a point in the front line; thence along the line easterly, a distance of 150 feet to a point in the rear line of Lot No. 2; thence southerly along said rear line to a point being the southeast corner of Lot No. 2; thence along the southerly boundary of Lot No. 2 westerly a distance of 150 feet to the point of beginning.

Being the same property conveyed to Ann Price, unmarried from Celeste Coppage Cairns, married, by deed of record in Book 9999, page 419, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record at Book 843, page 29, said Register's Office.
3. Easement of Record in Book 6911, page 646, said Register's Office.
4. Affidavit and Memorandum of Agreement Concerning Real Estate of record in Instrument Number 200110010105865, said Register's Office.
5. Any and all other matters of public record.

This is improved property commonly known as 4112 Rockdale Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of March, 2003.

Ann Price

Ann Price
Signed by Atty-in-Fact,
Justin Southwick

STATE of TENNESSEE; COUNTY of DAVIDSON

On this 3rd day of March, 2003, before me personally appeared Justin Southwick, to me known to be the person who executed the foregoing instrument on behalf of Ann Price, pursuant to a Power of Attorney, and who acknowledged that he executed the foregoing instrument as the free act and deed of the said Ann Price.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of March, 2003.

Notary Public

My Commission Expires: 7/24/04