THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 14922A

MAP/GROUP/PARCEL:
133-15-A/036.00

NEW OWNER'S NAME AND ADDRESS:
JAMES S. SWEENEY, SR.
102 LANDS END
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/06/03 07:58 2pgs
Fees:13.00 Taxes:96.20
20030306-0029534

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, FARIBORZ AKBARI, AN UNMARRIED MAN, AND DAVID M. ASHKAZARI, A MARRIED MAN, hereinafter called Grantors, do hereby transfer and convey unto JAMES S. SWEENEY, SR., AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, UNIT F-8, ON THE PLAN OF PAGODA CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6111, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF PAGODA CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

The subject property is improved property commonly known as 320 Welch Road, Unit F-8, Nashville, Tennessee 37211.

BEING the same property conveyed to Grantors herein by deed of record in Book 11303, Page 360, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and

assigns against the lawful claims of all persons whatsoever.

FARIBORZ AKBARI

DAVID M. ASHKAZARI

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Fariborz Akbari and David M. Ashkazari, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 26th day of February, 2003.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $26,000.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of February, 2003.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

_____