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

File Box 24

ADDRESS NEW OWNER:
Mohsen Sarfehjoo and Janis C. Sarfehjoo
1431 Plymouth Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 03/12/03 14:10 2pgs
Fees:13.00 Taxes:851.00
20030312-0033300

MAP AND PARCEL:
MAP 119-5
PARCEL 280.00
6DA-13796

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, Gungor Eryasa, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mohsen Sarfehjoo and Janis C. Sarfehjoo, married, 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:

LAND in Davidson County, Tennessee, being the southwest part of Lot No. 1 of Block No. 26 on the Plan of the Re-Subdivision of part of Cumberland Nurseries, of record in Book 161, Page 166, said Register's Office, described as follows:

BEGINNING on the easterly line of the right-of-way of the Nashville Railway and Light Company, now abandoned, at the corner of Lots Nos. 1 and 4 on said plan; thence easterly with the line between said two lots, 137 feet to the westerly line of a private 10 foot alley; thence with the line of said alley, northerly 53-1/2 feet; thence westerly 162-3/4 feet to the easterly line of said right-of-way; thence with said line southerly 58-1/2 feet to the beginning.

INCLUDED IN THIS DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is a strip conveyed to the State of Tennessee by deed of record in Book 2021, Page 420, described as follows:

A strip extending from Survey Station 529+65 at the boundary of the lands of Towns 60 feet long and bounded on the north by the lands of Townes, 60 feet long and bounded on the north by the lands of Barnal; on the west by the present highway; on the east by a line east of, parallel to and 40 feet from the center line of the proposed highway as stated out, containing 300 square feet, more or less.

BEING the same property conveyed to GUNGOR ERYASA by Arthur H. Perlen, as to a one-third (1/3) undivided interest; Joe Max Perlen, as to a one-third (1/3) undivided interest; Margaret S. Perlen (as to a one-sixth (1/6) undivided interest; and Arthur Perlen, Trustee of the WILLARD R. PERLEN TESTAMENTARY TRUST, with full power to mortgage, sell and convey without the joinder of any beneficiary, (as to a one-sixth (1/6) undivided interest, by deed of record in INST: 20000414-0037681, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in 161, Page 166; Easement to State of Tennessee, of record in Book 2021, Page 420, said Register's Office. Rights of tenant under unrecorded commercial lease.

Taxes for 2003 have been pro-rated and assumed by Grantees.

This is improved property known as 2606 Nolensville Road, Nashville, TN 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 Mohsen Sarfehjoo and Janis C. Sarfehjoo, married, their heirs and assigns, forever; and I, Gungor Eryasa, 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.

Witness my hand this the 10th day of March, 2003.

Gungor Eryasa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gungor Eryasa, 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 10th day of March, 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 $ 230,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of March, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004