RECORD & RETURN TO:
First Title and Escrow Company, Inc.
FILE BOX 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/03 11:19 2pgs
Fees:13.00 Taxes:183.15
20030321-0037669

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF March, 2003.

NOTARY PUBLIC

My Commission

THIS INSTRUMENT WAS PREPARED BY:
MUDTER, MORGAN AND PATTERSON
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #19961

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
University Heights Realty, Inc 201 Acklen Park Drive #14 Nashville, TN 37203	University Heights Realty 4025 Crestridge Drive Nashville, TN 37204	104-02-0-A 014.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MADHAVI VENKATESAN SEYRAFI AND HUSBAND, SHEBLY SEYRAFI**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **University Heights Realty, Inc.**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 14 on the Plan of Acklen Place Condominiums of record in Plat Book 5200, page 503, Register's Office for said County, to which plan reference is made for a more complete description, a horizontal property regime established by Master Deed of record in Book 6045, page 173, as amended in Book 11237, page 290, said Register's Office.

Being the same property conveyed to Madhavi Venkatesan by deed from R. Clayton McWhorter and wife, J. Michelle McWhorter of record in Book 11003, page 570, said Register's Office. Madhavi Venkatesan having since remarried and is now known as Madhavi Venkatesan Seyrafi.

Shebly Seyrafi, husband of Madhavi Venkatesan Seyrafi, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. By-Laws of Acklen Place, Inc. of record in Book 6045, page 202, as amended in Book 7011, page 177, Register's Office for Davidson County, Tennessee; and
4. Charter of Incorporation of Acklen Place, Inc. of record in Book 6053, page 803, Register's Office for Davidson County, Tennessee; and
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Acklen Place Condominiums of record in Book 6045, page 173, amended in Book 11237, page 290, Register's Office for Davidson County, Tennessee; and

6. All matters appearing on the Plan of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 201 Acklen Park Drive #14, Nashville, TN 37203.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 7th day of March, 2003.

Madhavi Venkatesan Seyrafi by Barbara Browning as Attorney-In-Fact

Shebly Seyrafi by Barbara Browning as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Barbara Browning, Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of MADHAVI VENKATESAN SEYRAFI AND SHEBLY SEYRAFI, Principals, as their Attorney-In-Fact, as the free act and deed of the within named Principals.

Witness my hand and official seal, at office in Nashville, Tennessee this March 7th, 2003.

Notary Public

My Comm. Exp:

WILLIAM T. CHAPMAN
NOTARY
PUBLIC
TENNESSEE

M[illegible] 31, 2006