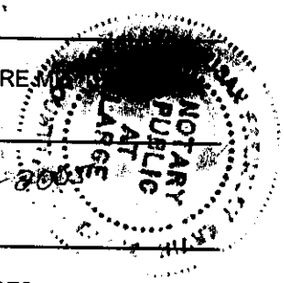
|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$150,000.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE M
|28th DAY OF March, 2003.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2006
| (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javad Ramezanifar P.O. Box 512 Brentwood, TN 37024	New Owner	Map 106.01 Parcel 107

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Edna Self Jenkins as to a Life Estate and Robert Joseph Jenkins, as to remainder interest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Javad Ramezanifar

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 ALL THAT PORTION OF LOT 1 ON THE MAP OF MINTON'S SUBDIVISION OF LOTS NOS. 1, 5 AND 6 OF THE NANCE LANDS, AS OF RECORD IN BOOK 161, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, EXCEPT THAT PORTION TAKEN FOR THE WIDENING OF MURFREESBORO PIKE, AND IN ADDITION TO SAID LOT THAT PORTION OF A 16 FOOT ALLEY, NOW CLOSED, IMMEDIATELY TO THE REAR OR SOUTH OF SAID LOT, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JAMES A. HAMILTON, JR. ON APRIL 12, 1955, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF MURFREESBORO PIKE, AS WIDENED, AT THE COMMON CORNER OF LOTS NOS. 1 AND 2 ON SAID PLAN; THENCE WITH THE BOUNDARY LINE OF LOT NO. 2 SOUTHERLY 165 FEET TO A POINT IN THE NORTHERLY MARGIN OF AN ALLEY NOW CLOSED, BEING THE COMMON REAR CORNER OF LOTS NOS. 1 AND 2; THENCE CONTINUING, IN A SOUTHERLY DIRECTION ACROSS SAID ALLEY 16 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF SAID ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY WESTWARDLY 37.24 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF NANCE LANE; THENCE WITH THE SAID MARGIN OF NANCE LANE NORTHERLY 17.12 FEET ACROSS SAID ALLEY TO THE SOUTHWESTERLY CORNER OF SAID LOT NO. 1; THENCE CONTINUING NORTHWARDLY ALONG THE SAID MARGIN OF NANCE LANE 176.55 FEET TO A POINT, BEING THE INTERSECTION OF THE EXTENDED EASTERLY MARGIN OF NANCE LANE AND SOUTHERLY MARGIN OF MURFREESBORO PIKE, AS WIDENED; THENCE EASTWARDLY WITH THE SOUTHERLY MARGIN OF MURFREESBORO PIKE AS WIDENED 102.39 FEET TO THE POINT OF BEGINNING.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT TO BE EXCLUDED THEREFROM IS A SMALL TRIANGULAR PARCEL AT THE NORTHWEST CORNER OF THE PROPERTY TAKEN FOR THE PURPOSE OF ROUNDING THE INTERSECTION OF NANCE LANE AND MURFREESBORO PIKE. THE SOUTHEASTERLY SIDE OF SAID TRIANGULAR PARCEL IS BOUNDED BY AN ARC EXTENDED FROM THE SOUTHERLY MARGIN OF MURFREESBORO PIKE, AS WIDENED, TO THE EASTERLY MARGIN OF NANCE LANE, SAID ARC COVERING AN ANGLE OF 110° 50' 20", HAVING A RADIUS OF 15 FEET, TANGENT 21.76 AND LENGTH 29.02 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOE L. JENKINS, AS TO A LIFE ESTATE AND ROBERT JOSEPH JENKINS, A REMAINDER INTEREST, BY LAST WILL AND TESTAMENT OF EVIE CURTIS, DECEASED, DATED JULY 24, 1939, AND OF RECORD IN WILL BOOK 65, PAGE 485, OFFICE OF THE COUNTY COURT CLERK FOR DAVIDSON COUNTY, TENNESSEE. ROBERT JOSEPH JENKINS CONVEYED TO HIS MOTHER, EDNA SELF JENKINS, A LIFE ESTATE, BY DEED DATED OCTOBER 14, 1955, AND OF RECORD IN BOOK 2549, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOE L. JENKINS HAS SINCE DIED.

Davidson County DEEDWARR
Recvd: 04/01/03 15:18 2pgs
Fees:13.00 Taxes:555.00
20030401-0042892

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 161, Page 195, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 403 Murfreesboro Road, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 28th day of March, 2003.

Edna Self Jenkins

Edna Self Jenkins

Robert Joseph Jenkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Edna Self Jenkins and Robert Joseph Jenkins, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076