PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(ST) Title No: 44493
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/24/03 11:50 2pgs
Fees:13.00 Taxes:462.50
20030624-0086700

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Iraj Barahimi Houri T. Barahimi 17 Castlewood Court Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 104-02-D-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael S. Champney**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Iraj Barahimi and spouse, Houri .T. Barahimi** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.13 of 3110 West End Circle Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" of record in Book 6875 page 613 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Michael S. Champney by deed from Steve R. Wherry, an unmarried person of record in Book 10960, Page 234, Register's Office for Davidson County, Tennessee.

Kimberly P. Champney, spouse of Michael S. Champney joins in conveying any interest she might have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Plat Book 6875 Page 613, said Register's Office, to which plan reference is hereby made for a more complete description thereof; Provisions of the Master Deed and By-Laws of record in Book 6875, Page 613, said Register's Office.

This is improved property, known as: 3110 West End Avenue Unit 13, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2003.

Michael S. Champney

Kimberly P. Champney

State of TENNESSEE
County of DAVIDSON

On this 20th day of June, 2003 , before me the undersigned authority, personally appeared Michael S. Champney and Kimberly P. Champney , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires **MAY 30, 2004**

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires **MAY 30, 2004**