BOX 2

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mahnoosh Sharifi
253 Hillsboro Place, Unit #253
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage
4456 Corporation Lane
Virginia Beach, VA 23462

Davidson County DEEDWARR
Recvd: 08/04/03 08:51 2pgs
Fees:13.00 Taxes:473.60
20030804-0109783

MAP 117-3
GROUP D
PARCEL 253

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 and sufficiency of which are hereby acknowledged, **Victoria McMurray Sanginario, married (now known as Victoria McMurray Grider)** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mahnoosh Sharifi and Parvin Vafai**, 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 Unit No. 253 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, page 751-753, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Victoria McMurray Sanginario by Quitclaim Deed from Gary Thomas Sanginario of record in Book 11296, Page 871, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Victoria McMurray Sanginario by Warranty Deed from Randall E. Bruce and wife, Jenny G. Bruce of record in Book 10993, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 253 Hillsboro Place, Unit #253, Nashville, Tennessee 37215.

Jay Grider, husband of Victoria McMurray Grider, joins in this conveyance for the purpose of conveying all of his right, title, and interest in the subject property, marital or otherwise.

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", its successors and assigns, forever, and, GRANTOR does covenant with the said "GRANTEES" that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", further covenant and bind , heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hand this the 30th day of July, 2003.

Victoria McMurray Grider

Jay Grider

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Victoria McMurray Grider and Jay Grider**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, ~~for~~ this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2003.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
April 6, 2004