PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref (KBM) Title No: 45067

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/18/03 14:53 2pgs
Fees:13.00 Taxes:823.25
20030918-0138454

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Farhang Niknejad 5828 Sterling Oaks Drive Brentwood, Tennessee 37027	Same

TAX MAP-PARCEL NUMBERS: 172-05-B-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$222,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd A. Batson and spouse, Lauren N. Batson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Farhang Niknejad,** unmarried, 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:**

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Sterling Oaks, Phase II of record in Book 11190, Page 141 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Todd A. Batson and wife, Lauren N. Batson by deed from Pulte Homes Tennessee Limited Partnership of record in instrument No. 200007260074014 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 11190, Page 141, said Register's Office, The Declaration of Covenants, Conditions and Restrictions of record in Book 10951, page 547, amended in Book 11514, page 959, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5828 Sterling Oaks Drive, Brentwood, Tennessee 37027

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 15th day of September, 2003 .

Todd A. Batson

Lauren N. Batson

State of TENNESSEE
County of WILLAIMSON

On this 15th day of September, 2003 , before me the undersigned authority, personally appeared **Todd A. Batson Lauren N. Batson** , 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: _____

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of WILLAIMSON

My Commission Expires MAR. 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $222,500.00

Affiant

Sworn and subscribed before me this 15th day of September, 2003

My Commission Expires: _____

DOUGLAS S. HALE COMMISSION EXP. Notary Public At Large 02-05-2006 WILLIAMSON COUNTY, TN

Notary Public