SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

The actual consideration or value for this transfer is $ 559,900.00 .

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

SWORN TO AND SUBSCRIBED before me this 25 day of September , 2003.

NOTARY PUBLIC
My Commission Expires: 5/24/05

SHIRLEY A. BARRETT NOTARY PUBLIC MAURY COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/02/03 08:01 2pgs
Fees:13.00 Taxes:2071.63

20031002-0145191

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03090006

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Mark Sarmadi, 128 Pewitt Dr. Brentwood, TN. 37027	New Owner	119-5 / 39.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Mark Sarmadi, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **KINNIE A. JOHNSON**, married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

MARK SARMADI, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Young Brothers Construction Company, property of record in Plat Instrument Number 200007260073963, Register's Office for said County, formerly being part of Lot No. 31 on the Plan of Cumberland Nurseries Subdivision, of record in Book 161, pages 112 and 166, to which references are hereby made.

Being the same property conveyed to Kinnie A. Johnson by Warranty Deed from Young Brothers Construction Company, Inc., of record as instrument number 20010730-0080574, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEE.
Storm drainage & Sewer Easement in Book 4100, pages 478, & 482; .

Kinnie A. Johnson makes oath and says, that the property described herein is not his principal residence, nor the residence of his spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved Commercial property known as: 2408 Nolensville Pike, Nashville, TN. 37211.

Witness my hand this 25 day of September , 2003.

Kinnie A. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Kinnie A. Johnson the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. LEROY JOHNSTON ELLIS IV

****

WARRANTY DEED

From: Kinnie A. Johnson

To: Mark Sarmadi

Property:

2408 Nolensville Pike
Nashville, TN. 37211

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003