This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Iraj Barahimi and Mohammad Reza Shariati
17 Castlewood Court
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 12/02/03 09:49 2pgs
Fees:13.00 Taxes:788.10
20031202-0172966

MAP AND PARCEL:
MAP 105-14-0
PARCEL 080.00
22W-3690

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 of which is hereby acknowledged, we, C. Elaine Goodwin and Mary Avolyn Daniels, devisees of the Will of Avolyn P. Culver, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Iraj Barahimi and Mohammad Reza Shariati, as tenants in common, 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:

> BEING Lots No. 6 and the southerly 15 feet of Lot No. 5, Block No. 3 on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 57, Page 155, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID Lot 6 and part of Lot No. 5 front together 65 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and run back batween parallel lines 165 feet (actual field measure being 156 feet), more or less to an alley.
>
> Being the same property conveyed to E. M. Culver and wife, Avolyn P. Culver, by Quitclaim Deed of record in Book 9616, Page 859, Register's Office for Davidson County, Tennessee. The said E. M. Culver died testate November 28, 2001, a resident of Davidson County, Tennessee, and his Last Will and Testament was admitted to Probate by the Probate Court of Davidson County, Tennessee, No. 02P-19, naming Avolyn P. Culver as his sole beneficiary. Subsequently, Avolyn P. Culver died testate February 2, 2003, a resident of Davidson County, Tennessee, and her Last Will and Testament was admitted to Probate by the Probate Court of Davidson County, Tennessee, No. 03P-571, naming C. Elaine Goodwin and Mary Avolyn Daniels, as her sole survivors.
>
> This is the same description as in previous deed of record.

Taxes for 2003 have been pro-rated and and paid.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 2206 8th Ave. S., Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Iraj Barahimi and wife, Mohammad Reza Shariati, their heirs and assigns, forever; and we, C. Elaine Goodwin and Mary Avolyn Daniels, devisees of the Will of Avolyn P. Culver 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of November, 2003.

C. Elaine Goodwin

Mary Avolyn Daniels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named C. Elaine Goodwin and Mary Avolyn Daniels, devisees of the Will of Avolyn P. Culver 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 at Nashville, Tennessee, this the 20th day of November, 2003.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $213,000.00

AFFIANT

Subscribed and sworn to before me this 20th day of November, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.