WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 11:51 2pgs
Fees:13.00 Taxes:925.00
20031230-0183775

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant Masoud Zand

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALIREZA SHARIF MOHSENI (NAME)	SAME (NAME)	MAP 161-08
4004 Bryce Road (ADDRESS)	(ADDRESS)	PARCEL 9
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Lipscomb University, Trustee, Bryan Russell Rooney, Michael Scott Adams and James Courtney Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alireza Sharif Mohseni, unmarried

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 Reserved Parcel "A" on the Plan of Kingswood Park Subdivision of record in Plat Book 2900, page 70, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Lipscomb University, Trustee, Bryan Russell Rooney, Michael Scott Adams and James Courtney Adams by deeds of record in Book 8920, page 390 and in Instrument #20000519-0050056, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantor(s); and (b) all matters appearing on the plan of record in Book 2900, page 70, said Register's Office.

This is unimproved property and has never been the residence of the grantors herein, their spouses or their children.

unimproved (X)
This is improved ( ) property, known as 412 Brewer Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of December 2003

DAVID LIPSCOMB UNIVERSITY, TRUSTEE

BY: William A. Tucker

William Tucker, Executive Vice President

Michael Scott Adams

Bryan Russell Rooney by Julia Eggers, Attorney in Fact

Bryan Russell Rooney
By Julia Eggers, Attorney in Fact

James Courtney Adams by Michael Scott Adams, Attorney

James Courtney Adams
By Michael Scott Adams, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared William Tucker, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Executive Vice President of David Lipscomb University, Trustee, the within named bargainor, a corporation and that he as such Executive Vice President, of David Lipscomb University as Trustee, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Executive Vice President.

Witness my hand and seal this 29 day of December, 2003.

NOTARY PUBLIC

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of December, 2003, before me personally appeared Julia Eggers to me known to be the person who executed the foregoing instrument on behalf of Bryan Russell Rooney and who acknowledged that she executed the same as the free act and deed of Bryan Russell Rooney.

Witness my hand and seal this 29 day of December, 2003.

Notary Public

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of December, 2003, before me personally appeared Michael Scott Adams, to me known to be the person who executed the foregoing instrument on behalf of James Courtney Adams and who acknowledged that he executed the same as the free act and deed of James Courtney Adams.

Witness my hand and seal this 29 day of December, 2003.

Notary Public

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Michael Scott Adams, the within named bargainor 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 seal this 29 day of December, 2003.

Notary Public

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN