This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 02/06/04 14:25 2pgs
Fees:13.00 Taxes:814.00
20040206-0014882

ADDRESS NEW OWNER:
Mohsen Sarfehjoo and Janis C. Sarfehjoo
1431 Plymouth Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-5
PARCEL 254.00
6DA-13793

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, HOWELL M. TOWNES, JR. AND JANET H. TOWNES, TRUSTEES, REVOCABLE LIVING TRUST U/A/D 14 April, 1993, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, 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 part of Lot No. 1, of Block No. 26, on the Plan of the subdivision of part of Cumberland Nurseries, of record in Book 161, Page 166, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of the right-of-way of the Nashville Railway and Light Company, now abandoned, at a point 140-1/2 feet south of the southerly margin of Lutie Street, being the northwest corner of the property conveyed to Jas. R. Hale by deed from W. G. White and wife, of record in Book 484, Page 643, said Register's Office; thence with the easterly margin of said right-of-way, northwardly 57 feet; thence eastwardly 152-1/2 feet, more or less, to the westerly line of the property conveyed to J. H. Wray and wife, by deed from W. G. White and wife, of record in Book 458, Page 473, said Register's Office; thence with said line, southwardly 37-1/2 feet to said Wray's southwest corner; thence with Wray's southerly line, eastwardly 35 feet, more or less, to the westerly margin of a private alley; thence with same, southwardly 23-1/2 feet, more or less, to said Hale's northeast corner; thence with said Hale's northerly line, westwardly 163-1/2 feet, more or less, to the beginning.

Being the same property conveyed to HOWELL M. TOWNES, JR. and wife, JANET H. TOWNES, TRUSTEES REVOCABLE LIVING TRUST, U/A/D, 14 APRIL, 1993, by deed from Howell M. Townes, Jr., individually of record in Book 8924, Page 526, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2004 have been pro-rated and assumed by Grantee

This is improved property known as 2604 Nolensville Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mohsen Sarfehjoo, and wife, Janis C. Sarfehjoo, their heirs and assigns, forever; and HOWELL M. TOWNES, JR. and JANET H. TOWNES, TRUSTEES, REVOCABLE LIVING TRUST U/A/D 14 April, 1993, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 5th day of February, 2004.

HOWELL M. TOWNES, JR. and JANET H. TOWNES, TRUSTEES, REVOCABLE LIVING TRUST U/A/D 14 April, 1993

Howell M. Townes Jr. Trustee
Howell M. Townes Jr., Trustee

Janet H. Townes, Trustee
Janet H. Townes, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Howell M. Townes Jr. and wife, Janet H. Townes, Trustee of the REVOCABLE LIVING TRUST U/A/D 14 April, 1993, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of February, 2004.

Jane W. Lloyd
NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 220,000.00.

Mohsen
AFFIANT

Subscribed and sworn to before me this 5th day of February, 2004.

Jane W. Lloyd
NOTARY PUBLIC
My Commission Expires: 11/27/2004