PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/27/04 09:08 2pgs
Fees:13.00 Taxes:333.00
20040227-0022269

W & I Ref: gj Title No: 45365

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Vafaie 544 Doral Country Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-06-D-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$90,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Bonnie M. Webb, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Vafaie** 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.87 A of Section Seven, Doral Country Villa Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 223 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Bonnie M. Webb, a single person by deed from Irit Hamel now known as Irit Goldwyn of record in Book 8931, page 408, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 520, Page 223, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5532, page 727, amended in Book 5623, page 252, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 544 Doral Country Drive, Nashville, Tennessee 37221

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 17th day of February, 2004 .

Bonnie M. Webb

State of TENNESSEE
County of WILLIAMSON

On this 17th day of February, 2004, before me the undersigned authority, personally appeared **Bonnie M. Webb**, 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: _____

Notary

State of TENNESSEE
County of WILLIAMSON

My Commission Expires MAY 29, 2005

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $90,000.00

Affiant

Sworn and subscribed before me this 17th day of February, 2004

My Commission Expires: _____

Notary Public

My Commission Expires MAY 29, 2005