Davidson County DEEDWARR
Recvd: 03/24/04 12:47 3pgs
Fees:18.00 Taxes:666.00
20040324-0033344

Name & Address of New Owner / Send Tax Bills To / Prepared By

Shirzad Etemadi
1110 General MacArthur Dr.
Brentwood, TN 37027

Same

D.W. McMackin
215 Ward Circle, Suite 104
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Map & Parcel Nos.

118-4-81 and 119-1-44

The actual consideration or value,
whichever is greater for this transfer,
is $180,000.00

Sh. Etemadi
Affiant

Subscribed and sworn to before me this 27 day of January, 2004.

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires

My Commission Expires: SEPTEMBER 30, 2006

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Inez P. Silverfield (herein called "Grantor"), has bargained and sold, and does hereby transfer and convey unto the said Shirzad Etemadi (herein called "Grantee"), his heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

Land located in the 16th Councilmanic District of Nashville, Davidson County, Tennessee being Lot No. 10 and part of Lot No. 3, map of a subdivision of G.P. Rose's property recorded in Book 547, page 74 R.O.D.C., TN. described according to a boundary survey dated 1-21-04 by Campbell, McRae and Associates surveying Inc. (John Hood TN. R.L.S. #1838) as follows:

Beginning at a steel tack located in the easterly margin of Nolensville Pike, said tack being the southwest corner of Circle K properties (Book 9055, page 353 R.O.D.C., TN.) further described as Lot 1, Resubdivision of Lots 2, 11 and part of 1 on the plan of G. P. Rose property (Book 6200, page 197 R.O.D.C., TN.), said point also being in the original northerly line of Lot 3, map of a subdivision of

G.P. Rose's property (Book 547, page 74 R.O.D.C., TN.) and located 193.93 feet southerly along said easterly margin of Nolensville Pike from the R.O.W. return of Glenrose Avenue; thence leaving said easterly margin S 89°37'40" E, passing an iron rod (old) at the southwest corner of Bhomar LLC (Book 9524, page 600 R.O.D.C., TN.), Lot 2 of said G.P. Rose Resubdivision (Book 6200, page 197) at 178.02 and the northwest corner of Lot 10 of said G.P. Rose's Subdivision (Book 547, page 74 R.O.D.C., TN.) at 211.82 for a total distance of 362.00 feet to a concrete monument (old) in the westerly margin of Hester Avenue (50' R.O.W.) at the northeast corner of said Lot 10; thence with said westerly margin S 00°24'48" W 58.00 feet to an iron rod (new) at the northeast corner of McDonalds Corp. land (Book 6946, page 2 R.O.D.C., TN.) and the southeast corner of said Lot 10, thence leaving said westerly margin with said McDonald's Corp. property N 89°37'40" W, passing the southwest corner of said Lot 10 at 150.00 feet for a total distance of 334.31 feet to an iron rod (new) in said easterly margin of Nolensville Pike; thence with said easterly margin N 25°06'51" W 64.25 feet to the point of beginning containing 0.46 acres more or less.

Being the same property conveyed to Inez P. Silverfield by quitclaim deed from Julian Silverfield, dated February 10, 1997, of record in Book 10349, page 621, Register's Office, Davidson County, Tennessee.

The above legal description is different from the legal description in the previous deed of record. This legal description is in accordance with a boundary survey dated 1-21-04 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. #1838).

This is unimproved investment property located at 2204 Nolensville Pike, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Shirzad Etemadi, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 27th day of January, 2004.

Inez P. Silverfield

Inez P. Silverfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Inez P. Silverfield, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 27th day of January, 2004.

Notary Public
My Commission Expires_____

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006