PREPARED BY (AND RETURN TO):

BOX 15

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
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Davidson County DEEDWARR
Recvd: 03/26/04 16:04 2pgs
Fees:13.00 Taxes:980.50
20040326-0034572

W & I Ref:(_____) Title No: 45435
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Harris J. Pearce Mary Pearce 2206 8th Ave. South Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 105-14-80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Iraj Barahimi and Mohammad Reza Shariati , as tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harris J. Pearce and spouse, Mary Pearce** 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:**

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 between parallel lines 165 feet (actual field measure being 156 feet), more or less to an alley.

Being the same property conveyed to Iraj Barahimi and Mohammad Reza Shariati, as tenants in common by deed from C. Elaine Goodwin and Mary Avolyn Daniels of record in Doc. No. 20031202-0172966

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57 Page 155, said Register's Office, which Plan shows an Easement and Encroachment Agreement of record in Inst. 20020715-0084682, said Register's Office.

This is improved property, known as: 2206 8th Ave. South, Nashville, Tennessee 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 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 19th day of March, 2004.

Iraj Barahimi

Mohammad Reza Shariati

State of TENNESSEE
County of DAVIDSON

On this 19th day of March, 2004 , before me the undersigned authority, personally appeared Iraj Barahimi Mohammad Reza Shariati , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Sworn and subscribed before me this the 19th day of March, 2004

My Commission Expires: 4/23/05

Notary Public

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN