This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

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

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 04/23/04 09:38 2pgs
Fees:13.00 Taxes:251.60
20040423-0046133

MAP AND PARCEL:
MAP 104-10A
PARCEL 20.00 CO
24W-15038

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, William H. Lightfoot and wife, Trudi P. Lightfoot hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, as tenants by the entirety, 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:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No B-4 in a Horizontal Property Regime of The Villager West Condominium Apartments Condominium of record in Plat Book 5210, page 174, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to William H. Lightfoot and wife, Trudi P. Lightfoot, by deed from Marga Suzanne Madir, unmarried of record in Book 11685, Page 515, 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 Grantees.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of The Villager West Condominium, of record in Book 5452, page 419, ByLaws of record in Book 5452, Page 460; Charter of record in Book 5450, Page 740, Register's Office for Davidson County, Tennessee.

This is improved property known as 2134 Fairfax Avenue, B-4, Nashville, TN 37212.

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 we, William H. Lightfoot and wife, Trudi P. Lightfoot 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 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 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 15th day of April, 2004.

William H. Lightfoot

Trudi P. Lightfoot

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William H. Lightfoot and wife, Trudi P. Lightfoot the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of April, 2004.

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 $ 68,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2004.

NOTARY PUBLIC
My Commission Expires: 11/27/2004