WARRANTY DEED

FILE BOX 19B
04/04/02/1-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00.

Affiant 4/30/04

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of April, 2004

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 4/10/05 Comm. Expires 04/10/05 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/05/04 09:41 2pgs
Fees:13.00 Taxes:218.30

20040505-0051076

jtc file no. 17016-1

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Sean R. Dodson (NAME)	America's Wholesale Lender (NAME)	104-02-0-A
201 Acklen Park Drive, Unit #1 (ADDRESS)	P. O. Box 660694 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **F.S.B. PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEAN R. DODSON, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 1, on the Plan of Acklen Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 10642, Page 772, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Acklen Place Condominiums of record as of record in Book 5200, Page 503, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to F.S.B.PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF BIJAN FERDOWSI, MARRIED, AND HIS WIFE, VENUS FERDOWSI, by Deed from BIJAN FERDOWSI AND VENUS FERDOWSI, of record in Book 10642 , Page 772, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of , of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 201 Acklen Park Drive, Unit #1, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Zip)

F.S.B. PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

BY: BIJAN FERDOWSI, GENERAL PARTNER

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared BIJAN FERDOWSI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged HIMSELF to be the GENERAL PARTNER of F.S.B. PROPERTIES, the within named bargainor, A TENNESSEE GENERAL PARTNERSHIP, and that HE as such GENERAL PARTNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the GENERAL PARTNERSHIP by HIMSELF as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2004.

My Commission Expires: 03/31/07

Notary Public

