Prepared By:
David W. McMackin
104 East Park Drive, Suite 104
Brentwood, TN 37027

| Name & Address of New Owner | Send Tax Bills To | Map & Parcel No. |
|---|---|---|
| Tamay Ozari<br>3814 Charlotte Avenue<br>Nashville, TN 3720912 | Same | 129-10-67 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PICK

Davidson County DEEDWARR
Recvd: 06/28/04 12:42 2pgs
Fees:13.00 Taxes:832.50
20040628-0076400

The actual consideration or value, whichever is greater for this transfer, is $225,000.00.

Affiant

Subscribed and sworn to before me this 18th day of June, 2004.

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

My Commission Expires: SEPTEMBER 30, 2006

Notary Public
My Commission Expires_____

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Wessex Towers, Inc., a Tennessee corporation (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Tamay Ozari (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a boundary survey plat by Turner Engineering Company, Inc., dated September 23, 1971, and more fully described as follows:

Beginning at a point in the southwest corner of West Meade Park, Section 1, as recorded in Book 2900, page 104, Register's Office for Davidson County, said point being an existing iron pin in concrete, and proceeding as follows: north 79° 05' west a distance of 293.4 feet to a concrete monument; thence south 77° 54' west a distance of 402.6 feet to an existing iron pin in concrete; thence along the easterly line of West Meade Park, Section 3, as recorded in Book 3300, page 23, Register's Office for Davidson County, north 27° 13' east a distance of 882.31 feet to an existing iron pin in concrete; thence north 81° 36' east a distance of 250.0 feet to an existing iron pin in concrete; thence south

2° 14' east a distance of 792.9 feet along the westerly margin of West Meade Park, Section 1, to the point of beginning and containing 7.74 acres, more or less.

Being the same property conveyed to Wessex Towers, Inc., a Tennessee corporation, by warranty deed dated October 15, 1971, from John W. Murphree, Sr. and Evans and Company, of record in Book 4549, page 141, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is unimproved property consisting of 7.74 acres located on Clearbrook Drive, Nashville, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Tamay Ozari, his heirs and assigns forever. Grantor covenants that it 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.

This conveyance is subject to Findings of Fact and Orders entered in the Circuit Court for Davidson County, Tennessee, in the case of *Wessex Towers, Inc., Petitioner, vs. Aimco Properties Finance Partnership, L.P., Respondent*, being Case No. 97-C-1870.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said real estate to the said Tamay Ozari, his heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on this 18th day of June, 2004..

**WESSEX TOWERS, INC.**

By: Harris A. Gilbert, Attorney

**HARRIS A. GILBERT, ATTORNEY**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harris A. Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney for Wessex Towers, Inc., a corporation, and that he as such Attorney, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 2004.

Patricia A. Ray
NOTARY PUBLIC

My Commission Expires: July 21, 2007

PATRICIA A. RAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007