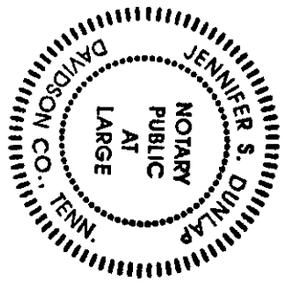
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

x Ali Reza Nouri
Affiant

Subscribed and sworn to before me, this 30th day of July, 2004

Jennifer S. Dunlap
Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/04/04 14:29 2pgs
Fees:13.00 Taxes:192.40

20040804-0093744

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Reza Nouri	Mortgage Company of America	161-5-A
(NAME)	(NAME)	(MAP)
715 Ashlawn Place	2416 21st Avenue South Ste. 202	13CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Amy Nicole Osborne, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ali Reza Nouri, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. A-15 of Ashlawn Place Condominiums, a Condominium, a Horizontal Property Regime, located on Ashlawn Place, Nashville, TN, as shown on the plat of Ashlawn Place Condominiums, recorded as Exhibit A-2 of the Master Deed of record in Book 6607, page 596, said Register's Office, and described in a Master Deed recorded in Book 6607, page 596, as amended in Book 7168, page 550, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ashlawn Place Condominiums contained in the Master Deed recorded in Book 6607, page 596, as amended in Book 7168, page 550, and By-Laws recorded in Book 6607, page 645, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Amy Nicole Osborne by deed from Federal National Mortgage Association, dated January 24, 2003, of record in Instrument No. 20030205-0016090, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 715 Ashlawn Place, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of July, 2004.

Amy Nicole Osborne
Amy Nicole Osborne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Amy Nicole Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of July, 2004.

Jennifer S. Dunlap
Notary Public

My Commission Expires: 7/30/05

