THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18895J

Davidson County DEEDWARR
Recvd: 09/17/04 11:15 3pgs
Fees:18.00 Taxes:78.81
20040917-0112148

MAP/GROUP/PARCEL:
133-15-0-A/071.00 CO.

NEW OWNER'S NAME AND ADDRESS:
TOD R. BUSHMAN AND WIFE, ROSANNE TENAGLIA-BUSHMAN
1116 Forest Point Dr.
Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMSHID AKBARI, AN UNMARRIED MAN and HAMID AKBARI, AN UNMARRIED MAN, hereinafter called Grantors, do hereby transfer and convey unto TOD R. BUSHMAN and ROSANNE TENAGLIA-BUSHMAN, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, State of Tennessee, described as follows, to wit: Being Unit M-1 of Pagoda Condominiums created under Title 66, Chapter 27, Section 101 et seq. As amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, as amended in Book 9445, Page 492, 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 Exhibit A-1 of said Master Deed, reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification of description of such units.

The subject property is commonly known as 320 WELCH ROAD, UNIT M-1, Nashville, TN 37211.

BEING the same property conveyed to Grantors herein by deed of record in Instrument No: 20020212-0018752, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

As part of the purchase price of the above described property, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Instrument No: 200202120018753, Register's Office for Davidson County, Tennessee, in the original amount of $23,400.00, the same being payable to James S. Sweeney, Sr..

JAMSHID AKBARI

TOD R. BUSHMAN

HAMID AKBARI

Rosanne Tenaglia-Bushman
ROSANNE TENAGLIA-BUSHMAN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMSHID AKBARI, AN UNMARRIED MAN and HAMID AKBARI, AN UNMARRIED MAN, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 3rd day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Tod R. Bushman and wife, Rosanne Tenaglia-Bushman, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 3rd day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $21,299.24.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of September 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08

