This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/28/04 15:16 2pgs
Fees:13.00 Taxes:251.60
20040928-0116801

ADDRESS NEW OWNER:

Abdolamir Roshanfar
105 Rausch Drive
Brentwood, TN 37027

SEND TAX BILL:

New Owner

MORTGAGEE:
Premier Bank of Brentwood
5217 Maryland Way
Brentwood, TN 37027

MAP AND PARCEL:
MAP 119-5
PARCEL 191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James A. Boleyjack and wife, Alma A. Boleyjack**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Abdolamir Roshanfar and wife, Fruz Roshanfar** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Re-Subdivison of certain lots in Cumberland Nurseries, as of record in Plat Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said Lot 45 fronts 50 feet on the Northerly side of Lutie Street and runs back between parallel lines 175 feet, more or less, to an alley.
>
> Being the same property conveyed to James A. Boleyjack and wife, Alma A. Boleyjack, by deed from A. D. Hewlett, of record in Book 10509, page 921, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 324 Lutie Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors 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 27th day of September, 2004.

James A. Boleyjack

Alma A. Boleyjack

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared James A. Boleyjack and wife, Alma A. Boleyjack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of September, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

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 27th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007