STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of October, 2004.

Notary Public

My Commission Expires: 11/2/08

K. THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/06/04 15:15 2pgs
Fees:13.00 Taxes:745.55
20041006-0120758

ADDRESS NEW OWNER(S) AS FOLLOWS:
Arles V. Araujo and Mercedes Araujo
2317 Sunnet Place
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-15-A

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hamidreza Mediyar, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Arles V. Araujo and Mercedes Araujo, husband and wife,** hereinafter referred to as Grantees, 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 Lot No. 249 on the Plan of Holt Woods, Section Thirteen, of record in plat book 9700, page 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hamidreza Mediyar, a married man, by Warranty Deed from Sanjay Pandita and wife, Sonia Pandita of record at Instrument No. 20020301-0026045, Register's Office for Davidson County, Tennessee, dated February 28, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 598-599, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, Page 2, Book 10800, Page 575, Book 9745, Page 39, Book 9933, Page 151, Book 9933, Page 153, Book 10062, Page 821, Book 10256, Page 504, Book 10256, Page 506, Book 10258, Page 142, Book 10469, Page 57, Book 11096, Page 143, Register's Office for Davidson County, Tennessee.

Easement for SS/SD of record in Book 10316, Page 585, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Book 10584, Page 124, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 200208070095356, Register's Office for Davidson County, Tennessee.

Boundary Plat Addition of record in Book 9700, Page 668, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2317 Sunnet 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 4th day of October, 2004.

Hamidreza Mediyar

Helen Mediyar *

* Helen Mediyar conveys any and all of her martial interest to the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hamidreza Mediyar and Helen Mediyar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2004.

Notary Public

My Commission Expires: 11/4/05

Notary Public At Large WILLIAMSON COUNTY TN

11488-BW