FILE BOX 45

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Steven K. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steven K. Turner	Union Planters Bank, N.A	Map 117
2601 Hillsboro Road; Unit # I-5	7130 Goodlet Farms Pkwy.	Group 03-0-B
Nashville, TN 37212-5616	Cordova, TN 38016	Parcel 132.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nosrat E. Soltani and husband, Reza E. Soltani

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Steven K. Turner and wife, Melissa K. Turner

hereinafter called the 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 Unit I-5 on the Plan of The Villager, Revised, Condominium Apartments, as of record in Plat Book 5200, Page 201, and as established by a Master Deed of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Units and of the conveyance hereby made, together with all fixtures, wall coverings, appliances, floor coverings, and/or other improvements therein, and further with the undivided interest in the general and limited common elements appurtenant thereto, all of which provides a complete description of said Units and of the conveyance hereby made.

Being part of the same property conveyed to Nosrat E. Soltani by Quitclaim Deed from Marbut Glenn Gaston, Jr., Trustee, of record in Instrument 20031124-0170579, said Register's Office, dated November 21, 2003. See also Quitclaim Deed of record in Instrument 20010717-0075782, said Register's Office, and Deed of record in Book 9760, Page 516, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5434, Page 665; Book 5487, Page 967; and Book 5434, Page 708, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 201, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2601 Hillsboro Road; Unit # I-5, Nashville, TN 37212-5616

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 hand this 18th day of March, 2005.

Nosrat E. Soltani

Nosrat E. Soltani

Reza E. Soltani

Davidson County DEEDWARR
Recvd: 03/22/05 10:03 2 pgs
Fees:13.00 Taxes:262.70

20050322-0031008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nosrat E. Soltani and husband, Reza Soltani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee, this 17th day of March, 2006.

My Commission Expires: 3/9/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO. TENN.