Davidson County DEEDWARR
Recvd: 06/03/05 08:19 2 pgs
Fees:13.00 Taxes:1183.63

20050603-0063018

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

G-CD-05-1200

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Hozhabri Family Trust	New Owner (NAME)	
1200 Cedar Lane, Unit A (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-5-C-1 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we E.RITCHEY TOMICH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BIZHAN D. HOZHABRI AND MINA D. HOZHABRI, CO-TRUSTEES OF THE HOZHABRI FAMILY TRUST, DATED 11-25-1999, AS UNDIVIDED 2/3 INTEREST, AND SHEILA HOZHABRI, A SINGLE WOMAN AS UNDIVIDED 1/3 INTEREST, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1, INCLUDING THE PRIVATE ELEMENTS APPURTENANT TO SAID UNIT, ON THE PLAN OF CEDAR LANE CONDOMINIUMS, PHASE ONE, A CONDOMINIUM DEVELOPMENT, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN EXHIBIT B TO THE MASTER DEED ESTABLISHING CEDAR LANE CONDOMINIUMS, PHASE ONE, A CONDOMINIUM, OF RECORD IN INSTRUMENT #20020530-0065774, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO E. RITCHEY TOMICH BY WARRANTY DEED FROM F. DON MONTGOMERY, JR., MARRIED, RECORDED THE 5TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020605-0068116, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20020205-0015653; 20020530-0065774; 20020712-0084158; 20030408-0046333; 20030408-0046334; and Book Number 8789, page 961, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1200 Cedar Lane, Unit A, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of May, 2005.

E. Ritchey Tomich

E.Ritchey Tomich

STATE OF Tennessee
COUNTY OF Davidson

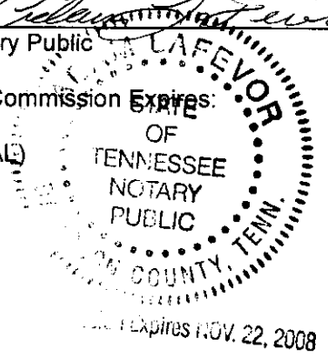
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E.Ritchey Tomich, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 27th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903