PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
[illegible] AND ESCROW
[illegible] WEST END AVE, SUITE 350
NASHVILLE, TN 37203

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 46355
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/16/05 13:49 2 pgs
Fees:13.00 Taxes:1396.75

20050616-0069132

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nariman Heshmati 106 Postwood Place Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-15-A-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$377,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James P. Brown and spouse, Patti J. Brown**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nariman Heshmati** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revised Postwood of record in Book 5200, page 104 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James P. Brown and spouse, Patti J. Brown by deed from Bunyan S. Howell, Jr., of record in Doc. No. 20041213-0147907, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 104 as amended in Book 5240, page 979, as to the minimum set back line, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 5116, page 225, Book 5635, page 706, Book 5794, page 68, Book 5910, page 322, Book 8240, page 746, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 106 Postwood Place, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2005.

James P. Brown

Patti J. Brown

State of TENNESSEE

County of DAVIDSON

On this 25th day of May, 2005 , before me the undersigned authority, personally appeared James P. Brown and Patti J. Brown , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTOPHER IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $377,500.00

Affiant

Sworn and subscribed before me this the 25th day of May, 2005

Notary Public

My Commission Expires: 11/24/07

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE