This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Mohsen Sarfehjoo and Janis C. Sarfehjoo
1431 Plymouth Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 11/04/05 13:52 2 pgs
Fees:13.00 Taxes:284.90
20051104-0134055

MAP AND PARCEL:
MAP 117-3B
PARCEL 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William H. Lightfoot and wife, Trudi P. Lightfoot hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, as tenants by the entirety, 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 No. H-15, Parcel No. 26 on the Plat of Villager Condominium, a horizontal property regime, of record in Book 5200, Page 201, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to William H. Lightfoot and wife, Trudi P. Lightfoot, by deed from B & M Properties & Investments,a general partnership of William B. Pritchett and of record in Book 11228, Page 305, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of The Villager Condominium, of record in Book 5434, page 665, and corrected in Book 5487, Page 967, Register's Office for Davidson County, Tennessee.

Taxes for 2005 have been pro-rated and paid.

This is improved property known as 2601 Hillsboro Rd., Unit H-15, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, their heirs and assigns, forever; and we, William H. Lightfoot and wife, Trudi P. Lightfoot 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of November, 2005.

William H. Lightfoot

Trudi P. Lightfoot

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William H. Lightfoot and wife, Trudi P. Lightfoot the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 77,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of November, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008