Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 12:12 2 pgs
Fees:13.00 Taxes:283.05

20060323-0033336

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 2006

Notary Public

MY COMMISSION EXPIRES: 11/14/09

LAURI A. BEASLEY NOTARY STATE OF TENNESSEE DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Divine Capital, LLC (NAME)	(NAME)	MAP 133-1
3204 WILLOW CANYON STREET (ADDRESS)	same (ADDRESS)	PARCEL 79
THOUSAND OAKS, CA 91362 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Siamak Kadivar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Divine Capital, LLC

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 Lot No. 73 on the Plan of Patterson's Subdivision of Maple Hill, of record in Book 332, page 75, Register's office for said County.

Said Lot No. 73 fronts 50 feet on the southerly side of Patterson Street and runs back 167.7 feet on the easterly line and 168.2 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Siamak Kadivar by deed from Delmar Junior Biggs and Louis Alton Biggs, Jr. and Sammy Biggs and Elaine Biggs Minassian of record in Instrument No. 20020110-0003940, Register's Office for Davidson County, TN.

Spouse of Grantor has no interest in this investment property nor the residence of Grantor or spouse.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, page 75, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

CONTINUED

This is improved (X) property, known as 515 Patterson Street, Nashville, TN 37211 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 17th day of March, 2006

Siamak Kadivar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Siamak Kadivar

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of March 2006.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the pervious deed of record.