THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/06 08:52 2 pgs
Fees:13.00 Taxes:136.90
20060417-0042954

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$37,000.00**.

Carol McArthur
Affiant

Sworn to and subscribed before me this 29th day of March, 2006.

Bryan D Spicer
NOTARY PUBLIC

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

ADDRESS - NEW OWNER
Heath Oakcrest, LLC
109 Holiday Court
Suite B-5
Franklin TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NUMBER:
Map 133-14-A
Parcel 008.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Saeed S. Monemi and Jim A. Attar**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Heath Oakcrest, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. A-8, of Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office for a more complete identification and description of said unit.
>
> Being the same property conveyed to Jim A. Attar and Saeed S. Monemi by decree of the Chancery Court for Davidson County, Tennessee of record in Instrument No. 20010226-0017555, Register's Office for Davidson County, Tennessee, and by orders of the Chancery Court for Davidson County, Tennessee of record in Instrument Nos. 20040914-0110859 and 20041914-0110860, as modified by Instrument No. 20060327-0034696, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 420 Elysian Fields Road, #A-8, Nashville, TN 37211.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 29th day of March, 2006.

Jim Attar

JIM A. ATTAR

Saeed S. Monemi by Jim Attar
Attorney in Fact

SAEED S. MONEMI

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, **Jim A. Attar**, the Bargainer, 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 this 29th day of March, 2006.

Bryan D Spicer
NOTARY PUBLIC

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2006, before me personally appeared **JIM A. ATTAR**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **SAEED S. MONEMI**, and acknowledged that such person executed the same as the free act and deed of **SAEED S. MONEMI.**

Witness my hand and official seal this 29 day of March, 2006.

Bryan D Spicer
NOTARY PUBLIC

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

My Commission Expires_____.