WARRANTY DEED G-VRE-06-3501	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00 Affiant Subscribed and sworn to before me, this 2nd DAY OF June, 2006. Notary Public MY COMMISSION EXPIRES: 7-29-06 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamay Ozari	Tamay Ozari	
3501 Park Avenue	(NAME) 3501 Park Avenue	92-13-157
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AKRAM ROZH AND WIFE, QUMRI HAMID ROZH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMAY OZARI, A MARRIED MAN, 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:

See attached Exhibit "A"

Land in Davidson County, Tennessee, being Lot 1, CHARLOTTE PARK, 2ND ADDITION, BLOCK 12, as shown on plat of record in Plat Book 57, Page 160, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Akram M. Rozh and wife, Qumki Hamid by Warranty Deed from David Polk and Emma Jean Polk, married, recorded on the 12th day of October, 2004 in Instrument No. 20041012-0122968, in the Register's Office of Davidson County, Tennessee.

This property is not the primary or marital residence of said purchaser.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved (X) property, known as 3501 Park Avenue, Nashville, Tennessee 37209
(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 2nd day of June, 2006.

QUMRI HAMID ROZH

Davidson County DEEDWARR
Recvd: 06/07/06 12:37 3 pgs
Fees:18.00 Taxes:477.30

20060607-0067603

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, QUMRI HAMID ROZH, 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 2nd day of June, 2006.

Alberta B Hinds
Notary Public

My Commission Expires: Jan 23, 2010

(SEAL)

ALBERTA B. HINDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Exhibit A

Land in Davidson County, Tennessee, being Lot 1, CHARLOTTE PARK, 2ND ADDITION, BLOCK 12, as shown on plat of record in Plat Book 57, Page 160, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to within named Grantor by Quitclaim Deed as of record in Instrument No. 20060609-0067601, Register's Office for Davidson County, Tennessee.