Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/12/06 15:27 2 pgs
Fees:13.00 Taxes:532.80
20060712-0084055

39-B
File #06-1234

1 & 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Aziz Alexander Khamifar aka Aziz Alexander Khanifar, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Stephen J. Poteet, 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:

A condominium apartment in Davidson County, Tennessee being Unit 79 Lion Head Condominium Apartment, a horizontal regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 82, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited elements of the Condominium.

Being the same property conveyed to Aziz Alexander Khamifar a/k/a Aziz Alexander Khanifar, by deed from Ann Akin Dilley, dated June 20, 2003, of record in Inst. 20030624-0086662 and re-recorded in Inst. 20040112-0004537, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4487 Post Place #79, Nashville TN, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 29th day of June, 2006

Aziz Alexander Khamifar
Aka Aziz Alexander Khanifar

State of Tennessee)
County of Davidson)

On this 29th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Aziz Alexander Khatnifar aka Aziz Alexander Khanifar, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 144,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of June, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Stephen J. Poteet	Suntrust Mortgage, Inc.	103 15 0B 079.00CO
4487 Post Place #79	201 Fourth Avenue N/7th Floor	
Nashville, TN 37205	Nashville, TN 37219	