File # 33835

RECORD & RETURN TO:
03

REALTY TITLE & ESCROW, INC.
File Box 48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/21/06 15:37 2 pgs
Fees:13.00 Taxes:888.00
20060721-0088429

W & I Ref:(__gj____) Title No: 48020
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fereydoun Aghazadeh Mitra A. Aghazadeh 2110 Portland Avenue #304 Nashville, Tennessee 37212	SunTrust Mortgage INc. 201 Fourth Avenue North, 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 104120B12500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel M. Goodman , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fereydoun Aghazadeh and spouse, Mitra A. Aghazadeh** 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 No. 304 of Building 2 of Ashley Place horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200 page 462*Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium. *also referenced in the Master Deed of record in Book 6839, Page 635, corrected in Book 6864, Page 85, said Register's Office.

Being the same property conveyed to Daniel M. Goodman, unmarried by deed from Danielle Lares, unmarried of record in Doc. No. 20040524-0060495, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 462, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6839, page 635, Book 6864, page 85, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2110 Portland Avenue, #304, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 18th day of July, 2006.

Daniel M. Goodman

State of TENNESSEE
County of DAVIDSON

On this 18th day of July, 2006 , before me the undersigned authority, personally appeared Daniel M. Goodman , 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.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Sworn and subscribed before me this the 18th day of July, 2006

Notary Public

My Commission Expires: 2/28/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN