THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03361

Davidson County DEEDWARR
Recvd: 10/19/06 13:24 2 pgs
Fees:13.00 Taxes:62.90

20061019-0129977

Property Address:
320 Welch Road #M-3, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Arles Von C. Araujo, Married , and Mercedes Araujo**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Malek Faradji, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit M-3 of Pagoda Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, as amended in Book 9445, Page 492, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a installment deed from Jessie L. Atkins, Sr. and wife, Barbara Atkins, dated April 15, 1998, and recorded April 15, 1998, in the Register's Office for Davidson County, Tennessee, in Book 10887, at Page 511.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be **[X]** prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 4th day of October, 2006.

Arles Von C. Araujo {Seal}
Arles Von C. Araujo

Mercedes Araujo {Seal}
Mercedes Araujo

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

On this the 4th day of October, 2006, before me, the undersigned officer, personally appeared Arles Von C. Araujo and Mercedes Araujo, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $17,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 4th of October, 2006.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Malek Faradji
320 Welch Rd. #M-3
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Malek Faradji
~~SAME~~ 320 Welch Road Drive unit K4
Nashville, TN 37211

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tax Parcel ID#: 133-15-0-A-073.00-CO