This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/17/07 11:23 2 pgs
Fees:13.00 Taxes:462.13
20070417-0045703

ADDRESS NEW OWNER:

DC Investment Properties, LLC
Music City Investment Properties, LLC
110 Saint Charles Place
Nashville, TN 37212

SEND TAX BILL:

New Owner

MORTGAGEE:
Bank of America
9000 Southside Blvd., #700
Jacksonville, FL 32256

MAP AND PARCEL:
MAP 104-6L
PARCEL 1 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Faryab Lohrasbi, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DC Investment Properties, LLC and Music City Investment Properties, LLC**, ("Grantee"), its, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1 on the plan of Orleans Condominiums, which is designated on Exhibit "A" to the Master Deed, of record in Book 6437, page 536, as amended in Book 6442, page 49 and Book 6460, page 96, said Register's Office, to which reference is hereby made for a more complete legal description, together with the appurtenant interest in the common area as set forth in the Master Deed.
>
> Being the same property conveyed to Faryab Lohrasbi, married, by deed from Eddie M. Young and wife, Martha J. Young, of record in Instrument No. 20040415-0042651, said Register's Office.
>
> Taraneh J. Lohrasbi joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Faryab Lohrasbi.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3210 Orleans Drive, Unit 1, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 16th day of April, 2007.

Faryab Lohrasbi

Taraneh J. Lohrasbi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Faryab Lohrasbi and wife, Taraneh J. Lohrasbi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of April, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $124,900.00.

AFFIANT

Subscribed and sworn to before me this 16th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009