PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 10/26/07 10:03 3 pgs
Fees:18.00 Taxes:668.96
20071026-0126627

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

W & I Ref: Title No: 48984

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephanie M. Bedee 3110 West End Circle, #13 Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 104020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,800.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Iraj Barahimi and spouse, Houri T. Barahimi**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie M. Bedee** 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 Davison County, Tennessee, being Unit No. 13 of 3110 West End Circle Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6875, Page 613 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.

BEING the same property conveyed to Iraj Barahimi and spouse, Houri T. Barahimi by deed from Michael S. Champney, married, of record in Document No. 20030624-0086700 dated and executed on June 20, 2003 and recorded on June 24, 2003 in the Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan of record in Exhibit "B" to the Master Deed in Book 6875, Page 613, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6875, Page 613, 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 instrument is executed on behalf of Houri T. Barahimi by Iraj Barahimi pursuant to a Power of Attorney executed by her on the 18th day of October, 2007 of record in Instrument No. 20071026-0126626, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 3110 West End Circle, #13, Nashville, Tennessee 37215.

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 19th day of October, 2007.

Iraj Barahimi **Houri T. Barahimi By:Iraj Barahimi, Atty-in-Fact**

State of Tennessee
County of Davidson

On this 19th day of October, 2007, before me the undersigned authority, personally appeared **Iraj Barahimi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

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: $180,800.00.

Affiant

Sworn and subscribed before me this 19th day of October, 2007.

Notary Public

My Commission Expires: 7-24-10 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Iraj Barahimi,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Houri T. Barahimi,** as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 2007.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

My Commission Expires: _____

EXHIBIT "A"

To
Warranty Deed

FROM: Iraj Barahimi and spouse, Houri T. Barahimi

TO: Stephanie Bedee

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Iraj Barahimi, Affiant

Sworn to and subscribed before me this

19th day of October, 2007.

Notary Public

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____