WARRANTY DEED

P-08-152A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~125,000.00~~ 162,500.00

Ashley Neese
Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2008.

SANDY MEYER NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/8/2012 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Shawn Damirian	New Owner	
150 Belle Forest Circle (ADDRESS)	(NAME) (ADDRESS)	142-04-0E-003.00 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAPITOL CONSULTANTS, INC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHAWN DAMIRIAN AND MOJGAN DAMIRIAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. C of Bellevue Center Office Condominium Two, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed, of record in Book 11317, Page 217, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the reigme and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

Being the same property conveyed to Capitol Consultants, Inc. by Warranty Deed from John D. Owen and wife, Martha Owen and John Darrell Owen, Jr. of record in Book 11483, Page 526, in the Register's Office for Davidson County, Tennessee, dated May 14 1999.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 150 Belle Forest Circle, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 01/06/09 11:18 2 pgs
Fees:13.00 Taxes:231.25

20090106-0001169

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 22nd day of December, 2008.

Capitol Consultants, Inc.

BY: _____

Michael W. Young, President

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public, of the state and county aforesaid, personally appeared Michael W. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the President of Capitol Consultants, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her/himself as President.

WITNESS my hand, at office, this 22 day of December, 2008.

_____

NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800