WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM LAFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

R-VRE-09-1200

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Miller	CityLife Lending Group, LLC	
1200 Cedar Lane, Unit A (ADDRESS)	(NAME) 121 Suburban Road, 1st Floor (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Knoxville, TN 37923-5588 (CITY) (STATE) (ZIP)	118-5C-1.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BIZHAN HOZHABRI AKA BIZHAN D. HOZHABRI AND MINA D. HOZHABRI, AS CO-TRUSTEES OF THE HOZHABRI FAMILY TRUST, DATED 11/25/1999; AND SHEILA HOZHABRI, SINGLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID S. MILLER AND SERAPHINE S. MILLER, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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 APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1, INCLUDING THE PRIVATE ELEMENTS APPURTENANT TO SAID UNIT, ON THE PLAN OF CEDAR LANE CONDOMINIUMS, PHASE ONE, A CONDOMINIUM DEVELOPMENT, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN EXHIBIT B TO THE MASTER DEED ESTABLISHING CEDAR LANE CONDOMINIUMS, PHASE ONE, A CONDOMINIUM, OF RECORD IN INSTRUMENT #20020530-0065774, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BIZHAN D. HOZHABRI AND MINA D. HOZHABRI, CO-TRUSTEES OF THE HOZHABRI FAMILY TRUST, DATED 11-25-1999, AS UNDIVIDED 2/3 INTEREST, AND SHEILA HOZHABRI, A SINGLE WOMAN AS UNDIVIDED 1/3 INTEREST BY WARRANTY DEED FROM E. RITCHEY TOMICH, RECORDED ON THE 3RD DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050603-0063018, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20020205-0015653; INST. NO. 20020530-0065774; INST. NO. 20020712-0084158; INST. NO. 20030408-0046333; INST. NO. 20030408-6046334; BOOK 8789, PAGE 961; AND INST. NO. 20020530-0065773; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1200 Cedar Lane, Unit A, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090073014 DEEDWARR
Recvd: 10/27/09 15:37 2 pgs
Fees:13.00 Taxes:1313.50
20091027-0099216

Witness my/our hand(s) this 21st day of September, 2009.

Bizhan Hozhabri, Co-Trustee of the Hozhabri Family Trust, Dated 11/25/1999

Mina D. Hozhabri, Co-Trustee of the Hozhabri Family Trust, Dated 11/25/1999

Sheila Hozhabri

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, Bizhan Hozhabri, Co-Trustee of the Hozhabri Family Trust, Date 11/25/1999, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in the Hozhabri Family Trust, Dated 11/25/1999, and who acknowledged the execution of the foregoing to be his free act and deed.

Witness my hand and official seal at Nashville, TN on this 21st day of September, 2009.

Notary Public

My Commission Expires:
(SEAL)

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

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, Mina D. Hozhabri, Co-Trustee of the Hozhabri Family Trust, Dated 11/25/1999, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in the Hozhabri Family Trust, Date 11/25/1999, and who acknowledged the execution of the foregoing to be her free act and deed.

Witness my hand and official seal at Nashville, TN on this 21st day of September, 2009.

Notary Public

My Commission Expires:
(SEAL)

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila Hozhabri, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN on this 21st day of September, 2009.

Notary Public

My Commission Expires:
(SEAL)

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012