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| **THIS INSTRUMENT PREPARED BY:**<br>MUDTER & PATTERSON<br>ATTORNEYS-AT-LAW<br>2000 Richard Jones Rd.,Suite 110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 17892 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $104,000.00<br><br>Dolly Pena<br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of April, 2001.<br><br>Notary Public<br><br>My Commission Expires: 6-4-2001 |

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| ERIC C. NEWELL | AMSOUTH BANK | 42-14 |
| 200 Rhine Drive | 2050 Parkway Office Circle | 34 |
| Madison, Tennessee 37115 | Birmingham, AL 35244 | 11D11345 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MEHDI TAJBAKSH AND WIFE, AGDAS TAJBAKSH, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ERIC C. NEWELL, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 200 Rhine Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

AT MT IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~30th~~ day of ~~April~~, 2001.
MJ

Davidson County DEEDWARR
Recvd: 05/03/01 11:27 2pgs
Fees:11.00 Taxes:384.80
20010503-0045526

Mehdi Tajbaksh
MEHDI TAJBAKSH

Agdas Tajbaksh
AGDAS TAJBAKSH

STATE OF ~~TENNESSEE~~ CALIFORNIA )
COUNTY OF ~~DAVIDSON~~ SAN DIEGO )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEHDI TAJBAKSH AND AGDAS TAJBAKSH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~30th~~ 1st day of ~~April~~ May 2001.

My Commission Expires: March 28, 2005 Virginia Keeler
Notary Public

VIRGINIA KEELER
COMM. 1295562
Notary Public-California
SAN DIEGO COUNTY
My Comm. Exp. March 28, 2005

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Sherry Heights Section III, as of record in Plat Book 2331, pages 126 and 127, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mehdi Tajbaksh and wife, Agdas Tajbaksh by deed from James Dean Merryman and wife, Bonnie C. Merryman of record in Book 6398, page 503, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2331, pages 126 and 127, said Register's Office.