THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18017**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $149,500.00. Affiant Subscribed and sworn to before me this 31st day of MAY, 2001. Notary Public My Commission Expires:

JOSEPH G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Kourosh Mohammadpour 4904 Elkins Avenue Nashville, TN 37209	First Horizon Home Loan Corporation P.O. Box 146 Memphis, TN 38101	MAP 91-15 PAR 273 FB 12W 630

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, MALCOLM L. MAYO, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KOUROSH MOHAMMADPOUR, 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 4904 Elkins Avenue, Nashville, Tennessee 37209.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of MAY, 2001.

Malcolm L. Mayo by Joseph Marchetti, atty-in-fact

MALCOLM L. MAYO, BY JOSEPH MARCHETTI,
ATTORNEY-IN-FACT PURSUANT TO POWER
OF ATTORNEY BEING RECORDED
IMMEDIATELY PRIOR HERETO *

* Instrument # 20010604 0057728

Davidson County DEEDWARR
Recvd: 06/04/01 14:03 2pgs
Fees:11.00 Taxes:553.15

20010604-0057729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH MARCHETTI with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said MALCOLM L. MAYO and is authorized by the said MALCOLM L. MAYO to execute this instrument on HIS behalf.

Witness my hand, at Office, this 31st day of MAY, 2001.

JOSEPH G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires:

My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows: Beginning on the northerly margin of Elkins Avenue, formerly 2nd Avenue, 100 feet westerly from the westerly margin of 49th Avenue North, formerly 8th Street, as shown on the plan of Charlotte Park Company's Adddition to Nashville, of record in Book 57, page 103, Register's Office for said County; thence with the northerly margin of said Avenue westerly 50 feet; thence northerly, parallel with 49th Avenue, North, 150 feet to the southerly margin of an alley; thence with said alley, easterly 50 feet; thence southerly 150 feet to the beginning.

Being the same property conveyed to Lula Elizabeth Hammett and Malcolm L. Mayo by installment deed from Pattie J. Moore, widow of J.A. Moore deceased and J.E. Moore, Mary Moore Matthews and Auberta Moore Hutchinson, the children and only heirs-at-law of J.A. Moore, deceased of record in Book 14711, page 160, said Register's Office. Lula Elizabeth Hammett has since conveyed her interest in said property, retaining a life estate, to Malcolm L. Mayo by deed of record in Book 4191, page 882, Register's Office for Davidson County, Tennessee. The said Lula Elizabeth Hammett havin since died.

This conveyance is made subject to 2001 Taxes, which have been prorated and assumed by the Grantee.