WARRANTY DEED

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 191,800.00

Marshall B. Messamore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF July 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005

THIS INSTRUMENT WAS PREPARED BY
WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARSHALL B. MESSAMORE (NAME)	PHH Mortgage Services (NAME)	MAP 172-03-0-B
624 Magnolia Lane (ADDRESS)	3000 Leadenhall Rd (ADDRESS)	PARCEL 042CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Mt Laurel, NJ 08054 (CITY) (STATE) (ZIP)	F.B.#: 06DU-83023

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAVID SALIMI DOING BUSINESS AS J S. CONSTRUCTION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARSHALL B. MESSAMORE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of The Woodlands, a Planned Unit Development, Phase 2, of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Javid Salimi d/b/a J. S. Construction, by Deed from Westminister Homes, Inc., a Tennessee corporation, of record in Book 11262, Page 656, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of The Woodlands, of record in Book 7334, Page 109, and in Book 7408, Page 250, amended in Book 7516, Page 37, Bok 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, re-recorded in Book 8643, Page 675, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of JAVAD SALIMI D/B/A J. S. CONSTRUCTION COMPANY, pursuant to a Power of Attorney executed by same on the 8th day of June, 2001, and being filed for record in Instrument No.: 200107 27-0079837, Register's Office for Davidson County, Tenenssee, recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 07/27/01 10:46 2pgs
Fees:13.00 Taxes:708.55

20010727-0079838

J. S. Construction is one and the same as J. S. Construction Company

- CONTINUED -

unimproved ( )
This is improved (X) property, known as 624 Magnolia Lane, Nashville, TN 37211
(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 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 hand this 26th day of July, 2001

J. S. CONSTRUCTION COMPANY
By: Parviz Youseffi Attorney-In Fact
Parviz Youseffi, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____
Notary Public

Javid Salimi is one and the same person as Javad Salimi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of July, 2001, before me personally appeared PARVIZ YOUSEFFI, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JAVAD SALIMI D/B/A J. S. CONSTRUCTION COMPANY, and acknowledged that he executed the same as the free act and deed of the said JAVAD SALIMI D/B/A J. S. CONSTRUCTION COMPANY.

My Commission Expires: 05/28/03

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN