CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 6/7/04

**PICK-UP**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd Day of August, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Accurate Title & Escrow, Inc. 175 East Main Street Hendersonville, TN 37075

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alan Meshkin | SAME AS NEW OWNER | 42-16-66 |
| (NAME) **116 Douglas Street** | (NAME) | |
| (ADDRESS) **Madison , Tn 37115** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Yadollah Kafifarashah, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Alan Meshkin , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson Cuonty, Tennessee, being Lot No. 5 on the Plan of the Subdivision of the N.V. Cox Home Place, as of record in Plat Book 3, page 24, Chancery Court, and described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, August 22, 1959, as follows:

Said Lot No. 5 fronts 50 feet on the westerly side fo Douglas Street and runs back between lines 214 feet, more or less, on the north line and 217.5 feet on the southerly line to a dead line on which it measures 50 feet.

Being the same property conveyed to Yodallah Kafifarashah, by deed, dated 12/18/00, from H. C. Stillwell and wife, Mary E. Stillwell, of record in Book 20001220, page 012645, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is not the place of residence of the Grantor and/or their spouses.

unimproved ( )
This is x ) property, known as 116 Douglass st. Madison TN 37115
improved( )

(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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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.

Witness my/our hand(s) this 22nd Day of August, 2001.

Davidson County DEEDWARR
Recvd: 09/11/01 10:55 2pgs
Fees:13.00 Taxes:277.50

20010911-0098596

**Yadollah Kafifarashah**

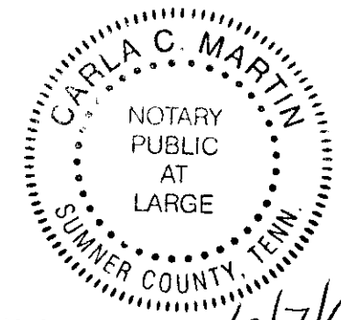
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 22nd day of August, 2001.

Carla C. Martin
NOTARY PUBLIC

My Commission Expires:_____




My Commission Expires 6/7/04