40-A

Prepared By and Return To:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 02/06/02 16:03 3pgs
Fees:18.00 Taxes:488.40
20020206-0016733

Warranty Deed

For and In Consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Michael J. Richardson** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Amir Meshkin** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE APART HEREOF

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s), that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorates between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 31st **day of** January **2002.**

Michael J. Richardson by Heather Clementi power of attorney in fact.
MICHAEL J. RICHARDSON
BY AND THROUGH HIS LAWFUL
ATTORNEY IN FACT
HEATHER CLEMENTI PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20020206 -0016732 R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, HEATHER CLEMENTI, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of MICHAEL J. RICHARDSON, and who acknowledged that she executed the same as the free act and deed of MICHAEL J. RICHARDSON.

Witness my hand and official seal this 31st day of January, 2002.

Cheryl M Traverse
Notary Public

My Commission Expires: 12-20-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2002.

Elaine Phelps
Notary Public

My Commission Expires: 11/27/04

ELAINE PHELPS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

MAP AND PARCEL NOS.
108-12-284.00

ADDRESS NEW OWNER:

Amir Meshkin
3321 Quail View Drive
Nashville, TN 37214

SEND TAX BILLS:
CTX MORTGAGE COMPANY, LLC
P. O. BOX 199077
DALLAS, TX 75219-9077

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Revision of Lots 38-45 and 80 on the Plan of Quail Valley, Section Four, Phase Seven, as of record in Plat Book 6900, page 815, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Richardson by quitclaim deed from I Dyke Tatum, Trustee, of record in Book 9887, page 201, said Register's Office.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRIMARY RESIDENCE OF GRANTOR OR GRANTOR'S SPOUSE.