WARRANTY DEED

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

****

Davidson County DEEDWARR
Recvd: 06/06/02 11:23 2pgs
Fees:13.00 Taxes:277.50
20020606-0068908

THIS INSTRUMENT WAS PREPARED BY:

Martin A. Kooperman, Attorney
603 Woodland Street
Nashville, TN 37206

****

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL
Mehdy Kheshti 401 Theresa Avenue Nashville, TN 37205	Mehdy Kheshti 401 Theresa Avenue Nashville, TN 37205	104-1-347 21W 4520

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, I, Joe A. Collier, under Power of Attorney for Paul DeWitt McLaurine, Jr., (a UNMARRIED person) hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mehdy Kheshti hereinafter called the Grantee, his/her 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 Lots Nos. 52 and 53, in the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for said County.

SAID Lots Nos. 52 and 53 front 25 feet each on the southerly side of Theresa Avenue, and run back between lines 125 feet to a dead line, and show 30 feet each on said dead line, Lot No. 52, running back with the westerly margin of Terrace Boulevard.

BEING the same property conveyed to Paul DeWitt McLaurine, Jr., by Warranty Deed from Ethel C. Allen of record in Book 8822, Page 155, Register's Office for Davidson County

This is improved property known as 401 Theresa Avenue, Nashville, Tennessee, 37205.

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** that he/she is 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 he/she does further covenant and bind himself/ herself, his/her heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 31st day of May, 2002.

Joe A. Collier, attorney in fact for Paul Dewitt McLaurine, Jr.

Joe A. Collier, Attorney in Fact for
Paul DeWitt McLaurine, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe A. Collier, Attorney in Fact for Paul DeWitt McLaurine, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained, having been so authorized

THIS the 31st day of May, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:

3/27/2004

The actual consideration or value whichever is greater for this transfer is $75,000.00.

Joe A. Collier, attorney in fact for Paul Dewitt McLaurine, Jr.

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of May, 2002.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My Commission Expires: 3/27/2004