This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY, P.C.
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 01/02/03 08:52 2pgs
Fees:13.00 Taxes:691.72
20030102-0000038

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, MELODIE R. OBEISSY (NOW KNOWN AS MELODIE POUR)* ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto JILL DENMARK, A SINGLE WOMAN ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Germantown-Fifth Avenue, as of record in Plat Book 9700, Page 489, 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 the same property conveyed to Melodie R. Obeissy, a single person by deed from Charles Doggett, a single person, dated 12/27/99 and recorded in Instrument No. 19991230-0309077, Register's Office for Davidson County, Tennessee.

*** KOUROSH MOHAMMADPOUR, HUSBAND OF MELODIE R. OBEISSY (NOW KNOWN AS MELODIE POUR). JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO MELODIE R. OBEISSY. (NOW KNOWN AS MELODIE POUR).

This property is known as 1226 5TH AVE. NORTH, NASHVILLE, TN 37208

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 30TH day of December, 2002

MELODIE R. OBEISSY, GRANTOR

KOUROSH MOHAMMADPOUR, GRANTOR

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELODIE R. OBEISSY (NOW KNOWN AS MELODIE POUR) with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of December, 2002

Notary Public

My Commission Expires:



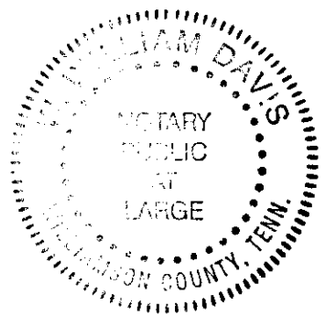
FEB. 27, 2005

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **186,950.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant



Subscribed and sworn to before me this the 30th day of December, 2002 My Commission Expires FEB. 27, 2005

Notary Public

Commission Expiration:

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER AND PROPERTY ADDRESS
W. WILLIAM DAVIS, ATTY	BANK OF AMERICA, N.A.	
219 WARD CIRCLE, STE 3	P.O. BOX 1675	1226 5TH AVENUE NORTH
BRENTWOOD, TN 37027	CORAOPOLIS, PA 15108	NASHVILLE, TN 37208

MAP PARCEL NUMBER **82-9-472**