Davidson County DEEDWARR
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20030102-0000040

FOR RECORDING PURPOSES

File No. File Box

SHANNON C. SYLVESTER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 1, 20

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS
TRANACTION IS $ 285,000.00 Deborah Gail Johnson
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:
December 30, 2002 Shannon Sylvester
NOTARY PUBLIC
COMMISSION EXPIRES: 10-1-06

THIS INSTRUMENT PREPARED BY:

NAME: Thomas P. Lievois, Esq.
7740 Foster Road
Clarkston, Michigan 48346

RETURN TO AFTER RECORDING:
William Davis, Attorney, PC
219 Ward Circle Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Melodie Pour Kourosh Mohammed Pour 6309 Banbury Station Brentwood, TN 37027	New Owner(s) Franklin American Mtg. 501 Corporate Centre Dr. #400 Franklin, TN 37067	172-9-A-18

WARRANTY DEED

FOR AND IN 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, I/WE,

Gary A. Zerhan and wife, Jill A. Zerhan

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Melodie Pour and Kourosh Mohammed Pour

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:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (xx)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

6309 Banbury Station, Brentwood, TN 37027

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 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. Whenever 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, this date: 2/2/2002

Gary A. Zerhan

Jill A. Zerhan

(Individual Notary Acknowledgement)

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary A. Zerhan and wife, Jill A. Zerhan

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 2nd day of February, 2002

Notary Public

SEAL

My Commission Expires: Oct 26, 2005

KAY B. WALLER NOTARY PUBLIC STATE OF TENNESSEE

K. B. WALLER NOTARY PUBLIC AT

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18, on the Final Plat of Banbury Crossing, Third Revision of Section One, as shown on plat of record in Plat Book 9700, pages 536 and 537, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Gary A. Zerhan and wife , Jill A. Zerhan, by Deed of record in Book 11046, page 157, Register's Office for Davidson County, Tennessee.

2-2-02

2-2-02

BEING the same premises which
by Deed dated and recorded in County, Tennessee in
Deed Book Volume , Page .