WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 08:50 2pgs
Fees:13.00 Taxes:573.50
20040521-0059768

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

jtc file no. 17005-3

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2004.

Notary Public

My commission expires: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ALI MALAKOUTI	**Guaranty Residential Lending**	**Map 173-09-0-A, Par 175.00co**
7508 Lords Chapel Drive	**1300 South Mopac Expressway**	
Nashville, TN 37211	**Austin, TX 78746**	

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 ACKNOWLEDGE, WE,

Signature Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALI MALAKOUTI, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 123 on the Plan of Lenox Village, Section Three, a Planned Unit Development, as of record in Instrument No. 20030808-0113189, 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 part of the same property conveyed to Signature Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated August 15, 2003, from Lenox Village I, LLC, a Tennessee limited liability company, of record in Instrument No. 20030815-0118277, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Charter, Easements, Covenants, and Restrictions and By-Laws of Lenox Village, of record in Instrument No. 20020315-0032826, said Register's Office; Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (_X_) Unimproved (____) property, known as **7508 Lords Chapel Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 19th day of May, 2004.

Signature Properties, LLC

By: _____

John H. Hodsdon Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John H. Hodsdon, Chief Manager** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Manager** of **Signature Properties, LLC,** the within name bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **John H. Hodsdon** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **19th** day of **May, 2004.**

Notary Public

My Commission Expires: 4/10/05

