WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/04 09:11 2pgs
Fees:13.00 Taxes:1011.40
20040709-0081697

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Eshaghpour	Ben Eshaghpour	161-14-D-1.00CO
(NAME) 5613 Montelle	(NAME) 5613 Montelle	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, we, Great Southern Homes, Inc, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Ben Eshaghpour, a single man, 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. :

Being Lot No. 1 on the plan of Ashley Park, as of record in Book 9700, page 823, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Great Southern Homes, Inc by Deed from Brent Sellers Builders, Inc dated July 31, 2003 and filed for record in Instrument No. 20030918-0137971, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Declaration of Restrictive Covenants as of record in Book 11154, page 822, Register's Office.

b) Charter of Ashley Park Homeowners Association as of record in Book 11295, page 326, said Register's Office.

c) Any and all matters as shown on the plan of record in Book 9700, page 823, Register's Office for Davidson County, Tennessee.

d) Sanitary Sewer Easement as of record in Book 8412, page 248, said Register's Office.

This is improved [X] unimproved [ ] property, known as 5613 Montelle, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of July, 2004.

Great Southern Homes

By: James W. Hindman III

Great Southern Homes President

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James W. Hindman (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (title) of Great Southern Homes (co. name), the within named bargainor(s), a corporation, and that as such President (title) of Great Southern Homes (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 6th day of July, 2004.

Commission expires: 02/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.