# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/04 15:18 2pgs
Fees:13.00 Taxes:525.40

20040812-0097707

LYNDA L. KING NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sogra ~~Biabani~~ Sadhi, SM McGuire | GreenPoint Mortgage Funding, | Map & Parcel |
| (NAME) | (NAME) | |
| 3321-3323 Quail View Drive | 5032 Parkway Plaza Blvd., Ste100 | 108-12-0-284.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Charlotte, NC 28217 | |
| (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, Amir Meshkin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sogra ~~Biabani~~ Sadhi, SM McGuire, married, and Hanihe Meshkin, HM 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 all of Lot No. 41, on the Revision of Lots 38-45 & 80, Quail Valley, Section Four, Phase Seven, as shown on survey and plat of same appearing of record in Plat Book 6900, pages 815, 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 Amir Meshkin by deed dated January 31, 2002, from Michael J. Richardson, as shown of record as Instrument #20020206-0016733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ( )
This is improved ( X ) property, known as 3321-3323 Quail View Drive, Nashville, TN 37214
(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.

Witness my hand this 30th day of July, 2004

Amir Meshkin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amir Meshkin, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, _____, Tennessee, this 30th day of July, 2004.

Commission expires 5-21-07

Notary Public

LYNDA L. KING
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public