WARRANTY DEED

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF August, 2004.

(Affix Seal) Notary Public

My Commission Expires: 6-14-08

HALL-04MT0679

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eleanor F. Hall	Owner	MAP 72-6, PARCEL 339.00
1218 Kenmore Place		
Nashville, TN 37216		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MEHRAN MOSTAJIR AND MASOUD MESHKAT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ELEANOR F. HALL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 80 on the Plan of Kenmore Place, of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Mehran Mostajir and Masoud Meshkat by deed from Larry Dale Williams and Connie Davis, dated July 25, 2003, filed September 4, 2003, of record in Instrument No. 20030904-0128152, Register's Office for Davidson County, Tennessee. Futher conveyed to Larry Dale Willliams and Connie Davis, by quitclaim Deed from Mary K. Rice Taylor of record in book 8947, Page 404 said register's office, recorded 5-13-93.

( ) unimproved
This is (X) improved property know as 1218 Kenmore Place, Nashville, Tennessee 37216 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 13th day of August, 2004 :

Mehran Mostajir

Masoud Meshkat

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MEHRAN MOSTAJIR AND MASOUD MESHKAT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 13th day of August, 2004.

Notary Public

My Commission Expires: 7/23/06

Davidson County DEEDWARR
Recvd: 08/19/04 14:58 1pgs
Fees:13.00 Taxes:325.23

20040819-0100500

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.