G-17704-1
Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/05 08:53 2 pgs
Fees:13.00 Taxes:231.25
20050301-0022133

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$62,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2005.

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
Michael M. Finck	**Southstar Funding, LLC**	**Map 119-1, Parcel 278.00**
331 Rose Street	**P.O. Box 200010-9246**	
Nashville, TN 37210	**Kennesaw, GA 30156**	

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, WE,

Nahid Mohammadvadeh, a married woman

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

Michael M. Finck, 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. 3 on the Plan of a Subdivision of the East part of Mrs. Gray's property, made September 24, 1925, by W. B. Southgate, Surveyor, but not of record.

SAID Lot No. 3 fronts 50 feet on the southerly side of Rose Avenue and runs back between parallel lines parallel with and 100 feet West of the westerly margin of Wickson Avenue, 166 feet to a dead line.

BEING the same property conveyed to Nahid Mohammadvadeh, a married woman by Warranty Deed from Charley Davidson, unmarried, dated April 8th, 2004, of record in Instrument No. 2040414-0042249 and as re-recorded in Instrument No. 20040826-0103193, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

This is Improved (_X_) Unimproved (____) property, known as: **331 Rose Street, Nashville, TN 37210**

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 convenant 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/our hand(s) this **28th** day of **February, 2005.**

Nahid Mohammadvadeh

Nahid Mohammadvadeh

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nahid Mohammadvadeh, a married woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2005.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.