State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Subscribed and sworn to before me, this 30th day of March, 2005.

Affiant

My Commission Expires: 5-24-08

Notary Public

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

File No. N14001

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/05 13:09 2 pgs
Fees:13.00 Taxes:647.50
20050401-0035507

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Charles C. Cunningham, Jr.		NAME: Charles C. Cunningham, Jr.	
STREET ADDRESS: 4821 Indian Summer Drive		STREET ADDRESS: 4821 Indian Summer Drive	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37207		ZIP CODE: 37207	
MAP & PARCEL NO.: 032-09-0-047.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Saeid Kiani and Pamela M. Kiani by Saeid Kiana, AIF

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Charles C. Cunningham, Jr.

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 128 on the revised Plan of Quail Ridge, Section I, as shown by plat of record in Plat Book 6900, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Saeid Kiani and wife, Pamela M. Kiani by Quit Claim Deed from Saeid Kiani, dated 01/31/01, recorded 02/12/01, as Document No. 200102120013648, Davidson County, Tennessee.

This is improved property known as 4821 Indian Summer Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we 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 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of March, 2005.

Saeid Kiani

Pamela M. Kiani by Saeid Kiani, AIF

Pamela M. Kiani by Saeid Kiani AIF

State of Tennessee
County of Davidson } ss

On this the 30th day of March, 2005, before me, the undersigned Notary Public, personally appeared **Saeid Kiani,** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sanya Lika Ruggast
Notary Public
My commission expires 4.11.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of March, 2005, before me personally appeared Saied Kiani, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pamela M. Kiani as her attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Pamela M. Kiani.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 30th day of March, 2005.

Sanya Lika Ruggast
NOTARY PUBLIC
My Commission Expires: 4.11.05

WARRANTY DEED