THIS INSTRUMENT PREPARED BY:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $56,000.00

X
Affiant

Sworn to and subscribed before me this 23rd day of June, 2006.

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-

Davidson County DEEDWARR
Recvd: 06/26/06 09:16 2 pgs
Fees:13.00 Taxes:185.00

20060626-0075880

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
David S. Engstrom	Access National Mtg.	Map 83-13
309 Thimble Islands Rd.	1800 Robert Fulton Dr.	Parcel 147
Branford, CT 06405	Reston, VA 20191 Ste 350	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim A. Attar and Masoud Meshkat**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **David S. Engstrom**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Map of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 50 feet on the south side of Lillian Street, or Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Jim A. Attar and Masoud Meshkat by decree of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20041104-0133088, and by Instrument No. 20060316-0030214, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of Grantors, herein.

This is improved property known as 1306 Lillian Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does 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 Grantor does further covenant and bind ourselves, our heirs,

assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 22 day of June, 2006.

Jim Attar
JIM A. ATTAR

Masoud Meshkat
MASOUD MESHKAT

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, **Jim A. Attar and Masoud Meshkat**, the Bargainer, 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 this 22 day of June, 2006.

ROBERT E. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10