Box 8
~~89-B~~

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #07-1213

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/07 11:28 2 pgs
Fees:13.00 Taxes:1369.00
20070730-0090022

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Nima Massoomi, a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Robert Durham and wife, Mary Ann Stuart-Durham, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being building site no. 63, also designated as Unit No. 71, on the Plan of Richmeade Place, Section IV, of record in Book 5210, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Nima Massoomi by deed from Donna B. Yurdin dated November 20, 2001 of record in Inst. No. 20011127-0129198, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 401 Bowling Avenue #71 Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of July, 2007

Nima Massoomi

State of Ohio)
County of Franklin)

On this 25th day of July, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nima Massoomi and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10/6/10

NOTARIAL SEAL STATE OF OHIO

BONNIE J. FITZPATRICK
Notary Public, State of Ohio
My Commission Expires 10-06-10

State of)
County of)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 370,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of July, 2007.

Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3-20-2010

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert Durham 401 Bowling Avenue #71 Nashville, TN 37205	Countrywide Home Loans, Inc. P. O. Box 10219 Van Nuys, CA 91410-0219	104 13 0A 063.00CO