THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***60,000.00.

Affiant

Subscribed and sworn to before me this 30th day of July 2007.

Notary Public

My Commission Expires: 09.30.2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 08/02/07 09:46 2 pgs
Fees:13.00 Taxes:222.00
20070802-0091805

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Asghar Kheshti 3262 Anderson Road Antioch, Tennessee 37013	Asghar Kheshti 7805 Harpeth View Drive Nashville, Tennessee 37221	MAP 150-03-0 PARCEL 103.00

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Thousand and 00/100 ($***60,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, Renasant Bank (fka Capital Bank & Trust Company, a Tennessee Banking Corporation), hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Eddy Fonseca, unmarried, and Asghar Kheshti, married, 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:

BEING Lot No. 3 on the Plan of Justin Towne, Section One, of record in Plat Book 5200, Page 473, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Mark Lepera by deed from Wells Fargo Bank N.A., as Trustee for the MLMI Trust Series 2005-FFHH1, by Wilshire Credit Corporation as its attorney-in-fact, of record as Instrument No. 20060411-0041417 in the Register's Office for Davidson County, Tennessee; and being further conveyed to Capital Bank & Trust Company, a Tennessee banking corporation by Substitute Trustee's Deed from Amy Smith as Substitute Trustee of record as Instrument No. 20070502-0052227 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3262 Anderson Road, Antioch, Tennessee 37013.

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 in fee simple forever.

GRANTOR COVENANTS with the said GRANTES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Any and all matters appearing on the Plan of Justin Towne, Section One of record in Book 5200, Page 473 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements (including, but not limited to public utility easements), and zoning ordinances of record and other requirements imposed by any governmental authority.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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 claiming by, through or under Grantor but not further nor otherwise.

WITNESS my hand this 30th day of July 2007, the Grantor herein having caused its name to be signed hereto by its duly authorized officer on said day and date.

RENASANT BANK
(fka Capital Bank & Trust Company)

BY: Rob Bearden
Rob Bearden

TITLE: Special Assets Co-ordinator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rob Bearden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Specail Assets Co-ordinator of Renasant Bank, the within named bargainor, and that he as such Special Assets Co-ordinator executed the foregoing instrument for the purposes therein contained, by signing the name of the bank as Special Assets Co-ordinator.

WITNESS my hand and official seal this 30th day of July, 2007.

Notary Public

My Commission Expires: 09.30.2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY