Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
615-776-7461

Davidson County DEEDWARR
Recvd: 09/04/07 09:26 2 pgs
Fees:13.00 Taxes:577.20
20070904-0105541

#542

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James Stark	CTX Mortgage Co., LLC 3100	Map: 136-10-0-
3404 Meadowlake Terrace	3100 McKinnon	Parcel: 076.00
Nashville, TN 37217	Dallas, TX 75201	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Moosa Gharachoolou, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **James Stark, unmarried,** (The "Grantee"), his heirs and assigns certain tracts or parcels of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 440, on the Plan of Priest Lake Park, Section 7-A, of record in Plat Book 5200, pages 107-109, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Moosa Gharachoolou by cash deed dated December 21st, 2006 from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20061227-0159315, said Register's Office.

This is the same description as used in the last deeds of record.

This is not the personal, marital or primary residence of Grantor, spouse and/or any dependents.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 5499, page 879, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Plat Book 5200, pages 107-109, said Register's Office.**

This is improved property commonly known as **3404 Meadowlake Terrace, Nashville, TN 37217.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $156,000.00.

Affiant

Subscribed and sworn to before me this
30th **day of August, 2007**

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of **August, 2007**.

Moosa Gharachoolou

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Moosa Gharachoolou** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

30th WITNESS my hand and official seal at Nolensville, Tennessee, this day of **August, 2007.**

Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011