THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BOX 13
135141

"OFFICIAL SEAL"
Bryan Delia
Notary Public, State of Illinois
Cook County
My Commission Expires 07/28/2008

STATE OF ~~TENNESSEE~~ IL
COUNTY OF Cook

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 07/28/2008

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
+Zarrin: Iraj & Eghbali	Countrywide Home loans Inc	MAP 171-3-B
601 Old Hickory Blvd. Unit #108	501 Crescent Center Drive #210	PARCEL 291.00 CO
Brentwood, TN 37027	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew F. McCleskey, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iraj Eghbali** And wife, Fatemeh H. Youssefabadi
*Zarrin

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:

Land in Davidson County, Tennessee, being Unit No. 53, on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew F. McCleskey, unmarried by deed from Jeffrey J. Mendez and Carmen C. Mendez, husband and wife, of record in Instrument No. 20040121-0007797, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **601 Old Hickory Blvd. #108, Brentwood, TN 37027.**

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 forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 the 30 day of October, 2007.

Matthew F. McCleskey

Notary Public 10/30/07

Davidson County DEEDWARR
Recvd: 11/07/07 13:40 2 pgs
Fees:13.00 Taxes:721.50
20071107-0131498

OFFICIAL SEAL
Bryan Delia
Notary Public, State of Illinois
Cook County
My Commission Expires 07/28/2008

STATE OF ILL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew F. McCleskey** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of October, 2007.

My Commission expires 7/28/2008

Notary Public

"OFFICIAL SEAL"
Bryan Delia
Notary Public, State of Illinois
Cook County
My Commission Expires 07/28/2008

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 the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of October, 2007.

My Commission expires 7.25.09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State of
TENNESSEE
Davidson County