File box 'B

File 19867

First Title and Escrow Co., Inc.

Davidson County DEEDWARR
Recvd: 02/05/03 11:25 2pgs
Fees:13.00 Taxes:2442.00

20030205-0015855

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $660,000.00. _____ **Affiant** Subscribed and sworn to before me, this 31st day of January, 2003. _____ Notary Public My Commission Expires: _____

Address New Owner As Follows: Dawood Darbar and Mumtaz Darbar 106 Wentworth Avenue Nashville, TN 37215	Send Tax Bills To: SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	Map-Parcel Number: 116-16B-37 and 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES T. HOLBROOK AND WIFE, KIMBERLY W. HOLBROOK,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAWOOD DARBAR AND WIFE, MUMTAZ DARBAR**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 37 as shown on the Plan of Resubdivision of Lots 37 & 38 of the Second Revision, The Iroquois of Nashville, of record in Book 8250, page 399, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James T. Holbrook and wife, Kimberly W. Holbrook by deed from David S. Harkness and wife, Betty G. Harkness, of record in Book 9998, page 113, Register's Office for Davidson County, Tennessee., rerecorded in Instrument No. 20030205-0015853 Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 38 as shown on the Plan of Resubdivision of Lots 37 & 38 of the Second Revision, The Iroquois of Nashville, of record in Book 8250, page 399, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James T. Holbrook and wife, Kimberly W. Holbrook by deed from David S. Harkness and wife, Betty G. Harkness, of record in Book 9877, page 276, Register's Office for Davidson County, Tennessee., rerecorded in Instrument No. 20030205-0015854, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 8250, page 399, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6657, page 683 and in Book 6684, page 243, as amended in Book 6820, page 732 and in Book 7523, page 828, Register's Office for Davidson County, Tennessee.

This is property known as 104 and 106 Wentworth Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of January, 2003.

James T. Holbrook

Kimberly W. Holbrook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES T. HOLBROOK AND KIMBERLY W. HOLBROOK**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January, 2003.

Notary Public

My Commission Expires: 10/25/03