This instrument was prepared from information furnished by the parties. No title examination made nor requested.	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$94,000.00** AB Affiant Subscribed and sworn to before me, this the 12th day of November, 2003. William B. Gregory Notary Public My commission expires: 4-9-06 (AFFIX SEAL)

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alec Baker	**S A M E**	Map 162-12-0-A
401 Northcrest Drive		080.00 CO
Nashville TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Farokh Fani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alec Baker

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. 80, on the plan of Brittany Park, Phase II, of record in Book 9700, page 796, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Farokh Fani by instrument executed March 25, 2002, which is of record as Instrument No. 20020401-0039056 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to matters contained on the plan of record and to any and all recorded restrictions, easements, convenants, and/or condition of record against said property.

THIS property has never been the principal residence of Farokh Fani.

This is improved (**XXX**) Unimproved (____) property, known as **1176 Brittany Park, Antioch, TN 37013**

Davidson County DEEDWARR
Recvd: 11/17/03 15:08 2pgs
Fees:13.00 Taxes:347.80
20031117-0167531

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 12th day of November, 2003.

Farokh Fani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Farokh Fani,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **November, 2003.**

Notary Public

My Commission Expires: 4-7-06

