39B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/05 16:13 2 pgs
Fees:13.00 Taxes:580.90

20050106-0002588

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JORETTA F. NORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Akram F. Barzani	SunTrust Mortgage, Inc.	MAP 162-6
(NAME)	(NAME)	
259 Townes Drive	201 Fourth AVenue N/7th Floor	PARCEL 224
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37219	
(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, Zayton A. Dosky and Shayma A. Dosky and Moad A. Dosky, all unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Akram F. Barzani and Nabaz Khoshnaw and Rosefely M. Khoshnaw, husband and wife

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 Lot No. 123 on the plan of Section Two, Fair Oaks, of record in Book 4460, pages 52 & 53, Register's Office for said County.

Said Lot No. 123 fronts 88.0 feet on the southerly margin of Townes Drive and extends back 155.0 feet on the easterly line and 155.75 feet on the westerly line to a dead line in the rear, measuring 68.63 feet thereon.

Being the same property conveyed to Zayton A. Dosky and Shayma A. Dosky and Moad A. Dosky by deed dated 8/19/02 from Bryan F. Feary and wife, Mary A. Feary of record in Instrument No. 200208200100738, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4556, page 718, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4460, pages 52 and 53, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 259 Townes Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 27th day of December 2004

Zayton A. Dosky

Moad A. Dosky

Shayma A. Dosky by Moad Dosky by Power of Attorney of record in Instrument No. 20050106-0002586 Register's Office for Davidson County, TN

atty in fact

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 Zayton A. Dosky and Moad A. Dosky

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2004.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 27, 2004, before me personally appeared Moad Dosky to me known to be the person who executed the foregoing instrument in behalf of Shayma A. Dosky and acknowledged that he executed same as the free act and deed of said Shayma A. Dosky for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2004.

My Commission Expires

3-26-05

Notary Public