WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/05 10:26 2 pgs
Fees:13.00 Taxes:368.15

20050225-0020905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CANDACE Y. BURNETTE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE EXPIRES 11-14-06

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucian Barbu	SunTrust Mortgage	83-7-320
(NAME)	(NAME)	
P. O. Box 1413	201 4th Ave. N. 7th FL	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37011	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, Farraokh Djahanguiri and wife, Shahnaz Djahanaguiri, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucian Barbu, Unmarried 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. 2 on the Plan of Eastland Oaks, Section 1, of record in Plat Book 4660, Page 67, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Farraokh Djahanguiri and wife, Shahnaz Djahanguiri, by Warranty Deed from Donald L. Brooks and Ronald J. Brooks, of record in Instrument No. 20000406-0034720, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Farraokh Djahanguiri and wife, Shahnaz Djahanaguiri by G. Reza Kheshti as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050225 0020904, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2311 Eastland Avenue, Nashville, TN 37206

(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 hands this 18th day of February, 2005.

Farraokh DJahanguiri BY G.Reza Khesht

Farraokh Djahanguiri
By: G. Reza Kheshti as Attorney-In-Fact

Shahnaz DJahanaguiri BY G.Reza Khesht

Shahnaz Djahanaguiri
By: G. Reza Kheshti as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2005, before me personally appeared G. Reza Kheshti, the person who executed the foregoing instrument on behalf of Farraokh Djahanguiri and wife, Shahnaz Djahanaguiri, and acknowledged that he executed the same as the free act and deed of the said Farraokh Djahanguiri and wife, Shahnaz Djahanaguiri, through Power of Attorney granted G. Reza Kheshti by the said Farraokh Djahanguiri and wife, Shahnaz Djahanaguiri.

Witness my hand and official seal at Nashville, Tennessee this 18th day of February, 2005.

Commission expires: November 22, 2008

Deborah K. Devine

Deborah K. Devine Notary Public

Deborah K. Devine
State of Tennessee Notary Public
Davidson County