Davidson County DEEDWARR
Recvd: 04/29/05 14:57 2 pgs
Fees:13.00 Taxes:443.63

20050429-0047995

Realty 484

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $119,900.00

JAMSHID AKBARI
Affiant

Subscribed and sworn to before me, this 25th day of April, 2005.

Notary Public
My commission expires: 05/24/08

07-0504-81882

Address of New Owner:	Send Tax Bills to:	Tax Information
Jamshid Akbari	Countrywide Home Loans, Inc.	135-14-0-C 644
Ransom Village Way	3011 Armory Dr. Suite 120	035.00CO
Antioch TN 37013	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gabriel Jacobs, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jamshid Akbari**, hereinafter called the Grantee, his/her successors 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. 35, on the Plan of Ransom Village, of record in Book 7900, Page 833-834, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gabriel Jacobs, unmarried, by deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 199912200304711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 644 Ransom Village Way, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her 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 25th day of April, 2005.

Gabriel Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gabriel Jacobs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 25th day of April, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

