#10126 Box 13

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires MAY 28	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$211,500.00.** Affiant Subscribed and sworn to before me, this the 18th day of July, 2005. Notary Public My commission expires: 5/28/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adib Akbari	Option One Mortgage Corp. ~~New Owner~~	**172-15-A-122.00-CO**
913 Kable Circle	15455 N. Dallas Pkwy	
Nashville, TN 37211	Ste. 500 Addison, TX 75001	

Davidson County DEEDWARR
Recvd: 08/09/05 14:15 2 pgs
Fees:13.00 Taxes:782.55
20050809-0094306

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John A. Pietrangelo and wife, Angela M. Gregory

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

Adib Akbari, an unmarried man

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, TN, being Lot No. 100 on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John A. Pietrangelo and wife, Angela M. Gregory by deed from David S. Steinfeld and wife, Stephanie S. Steinfeld of record in Instrument No. 20021121-0144741, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **913 Kable Circle, Nashville, TN 37211**

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 18th day of July, 2005.

John A. Pietrangelo by Gregory S. Perrone, his attorney in fact

Angela M. Gregory by Gregory S. Perrone, her attorney in fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gregory S. Perrone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **John A. Pietrangelo and Angela M Gregory,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **John A. Pietrangelo** , **Angela M Gregory** the within named bargainor(s) by the said **Gregory S. Perrone** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **18th** day of **July, 2005.**

E Mannix
Notary Public

My Commission Expires: 11-25-06

