Davidson County DEEDWARR
Recvd: 08/10/05 15:05 2 pgs
Fees:13.00 Taxes:481.00

20050810-0094990

WARRANTY DEED

P-05-0229

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES 5/24/2008

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE NOTARY SEAL

THIS INSTRUMENT WAS PREPARED BY:
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ribar Berwari	First Franklin	
229 Eisenhower Dr.	(NAME) 150 Allegheny Center Mall	134-13-176
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Pittsburgh, PA 15212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUBAD A. BERWARI, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RIBAR BERWARI, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 252 on the plan of Kenilworth Estates, Section 4 , of record in Book 3300, page 34, 35 & 36, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rubad A. Berwari, unmarried man , by Deed from Rubad A. Berwari and Ribar A. Berwari , dated November 30, 2001, of record in Instrument Number 20011207-0135333, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated April 24, 2003, of record in Instrument Number 20030502-0058588, as recorded in Instrument Number 20030616-0082804, and re-recorded in Instrument Number 20030623-0086439. said Register's Office, Ribar A. Berwari conveyed in his interest in the subject property to Rubad A. Berwari.

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

Hallis Shamdeen, spouse of Rubad A. Berwari, joins in the execution of this instrument for the purpose of conveying any and all marital interest she may have in subject property.

unimproved ( )
This is improved (X) property, known as 229 Eisenhower Dr., Nashville, Tennessee 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 my/our hand(s) this 5th day of August, 2005.

Rubad A. Berwari

HALLIS SHAMDEEN

STATE OF TENNESSEE

COUNTY OF Davidson

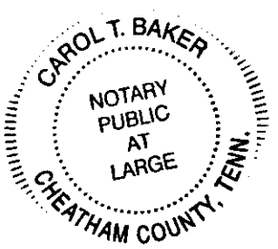
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Rubad A. Berwari and Hallis Shamdeen, personally appeared before me this day and that they acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of August, 2005.

Notary Public

My Commission Expires: 2/27/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800