25-1451

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/14/05 11:23 2 pgs
Fees:13.00 Taxes:81.40
20051014-0124066

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **October, 2005** by and between **Randy L. Perry and wife, Margaret N. Perry, a one-half (1/2) interest Helen B. Johnson, a one-half (1/2) interest**, herein after referred to as GRANTOR, and **Abdollah Akbari, a married man** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. O-4 of Pagoda Condominiums, created under Title 66, Chapter 27, Section 101 et.seq. as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, page 22, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Units.

This conveyance is subject to the following:

1) Master Deed of record in Book 6111, page 22, as amended in Book 10458, page 936, Register's Office for said County.

2) Charter of record in Book 6110, page 98, Register's Office for said County.

3) Restrictions of record in Book 8561, page 461, Register's Office for said County.

Being *part of the same property conveyed to Randy L. Perry and wife, Margaret N. Perry, a one-half (1/2) interest and Helen B. Johnson, a one-half (1/2) interest, by Quitclaim Deed from Randy L. Perry and wife, Margaret N. Perry, dated January 17, 1997, of record in Book 10330, page 899, Register's Office for Davidson County, Tennessee.
Previously being part of the same property conveyed to Randy L. Perry and wife, Margaret N. Perry by Warranty Deed from James C. Main and wife, Jane M. Main, dated October 18, 1995, of record in Book 9850, page 659, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 320 Welsh Road, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Randy L. Perry
Signature of Seller

Margaret N. Perry
Signature of Seller

Helen B. Johnson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Randy L. Perry**, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand and official seal at office in **Davidson** County, this **7th** day of **October, 2005.**

Carrie Hughes
Notary Public

My Commission Expires: 9/22/09

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Margaret N. Perry**, the within named bargainor, 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 office in **Davidson** County, this **7th** day of **October, 2005.**

Carrie Hughes
Notary Public

My Commission Expires: 9/22/09

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Helen B. Johnson**, the within named bargainor, 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 office in **Davidson** County, this **7th** day of **October, 2005.**

Carrie Hughes
Notary Public

My Commission Expires: 9/22/09

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Name and Address of Property Owner:
Abdollah Akbari
~~320 Welsh Road, Nashville, TN 37211~~
913 Kable Circle
Nashville, TN 37211

Send Tax Statements to:
Bank of America
6700 Lakeview Center Drive, Tampa, FL 33619

Map and Parcel--133.15-0A-090.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$22,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of **October, 2005.**

Carrie Hughes
Notary Public

My Commission Expires: 9/22/09

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.