Box 58-B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2006. Notary Public MY COMMISSION EXPIRES: P-06-09 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/27/06 14:46 2 pg
Fees:13.00 Taxes:360.75

20060127-0010858

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali M. Zolfaghari	Bancorpsouth Bank	MAP 134
1250 Antioch Pike	5217 Maryland Way	PARCEL 123
Nashville, TN 37211	Brentwood, TN 37027	
(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, **Henry C. Barnes, Trustee and Martha M. Barnes, Trustee, being the Trustees of The Henry C. Barnes and/or Martha M. Barnes Revocable Living Trust and Henry C. Barnes and wife, Martha M. Barnes**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ali M. Zolfaghari**

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 described as follows, to wit:

TRACT I

Beginning at a point in the center of Mill Creek Valley Pike where it intersects with the center line of County Road, said point being the southeasterly corner of a tract conveyed to Clarence B. Turner and wife, Ethel J. Turner by deed of record in book 794, page 209, Register's Office for Davidson County, Tennessee; thence with the center of said County Road north 30 1/2 degrees east 125 feet to a point; thence north 37 1/2 degrees west 80 feet to a point; thence south 30 1/2 degrees west 125 feet to the corner of said Mill Creek Valley Pike; thence with the center line of said Pike south 37 1/2 degrees 80 feet to the point of beginning.

TRACT II

Beginning at a point in the center of a County Road at the northeast corner of the property conveyed to Robert G. Kay and wife, Frances Walker Kay by deed of record in Book 1449, page 387, Register's Office for Davidson County, Tennessee, thence with Kay's northerly line westwardly 80 feet, being Kay's northwest corner; thence northwardly and parallel with the center of said County Road 50 feet; thence eastwardly and parallel with Kay's northerly line 80 feet to the center of said County Road; thence with the center of same southwardly 50 feet to the beginning. Included in these descriptions but excluded from the conveyance are those portions conveyed as right-of-way in book 1104, p 623.
Being the same property conveyed to Henry Barnes and wife, Martha Barnes by deed of record in Book 4721, page 263, said Register's Office, and being a part of the property conveyed to Henry C. Barnes, Trustee and Martha M. Barnes, Trustee, being the Trustees of The Henry C. Barnes and/or Martha M. Barnes Revocable Living Trust by instrument recorded as instrument number 20030311-0031798, said Register's Office. Henry C. Barnes and Henry Barnes are one and the same person. Martha M. Barnes and Martha Barnes are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1250 Antioch Pike, 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 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 the 19th day of January, 2006.

Henry C Barnes Trustee
Henry C. Barnes, Trustee

Henry C Barnes
Henry C. Barnes

Martha M. Barnes, Trustee
Martha M. Barnes, Trustee

Martha M. Barnes
Martha M. Barnes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Henry C. Barnes, individually and as Trustee** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of January, 2006.

My Commission expires 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha M. Barnes, individually and as Trustee** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of January, 2006.

My Commission expires 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public