THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00. Jafar Barwari Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Feb 2006 Notary Public MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jafar Barwari	Regions Bank d/b/a Regions Mortgage	MAP 148-01-0
265 Richbriar Road	605 South Perry Street	PARCEL 138
Nashville, TN 37211	Montgomery, AL 36104	
(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, **Harold A. Mann, Jr. and wife, Mary A. Mann**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jafar Barwari and wife, Najibe Shaban**

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:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee described as follows, to wit:

Being Lot No. 261on the plan of Hillbrook, Section V, as of record in Book 3700, page 73, Registers office for Davidson County, Tennessee.

Said Lot No. 261 fronts 73 feet on the southerly side of Richbriar Road and extends back 155.9 feet on the easterly line and 150.2 feet on the westerly line, to a dead line and measures 86.30 feet.

Being the same property conveyed to Harold A. Mann, Jr. and wife Mary A. Mann from William & Lee, Inc. by deed dated August 17, 1967 and recorded in Book 4164, page 848, Registers office for Davidson County, Tennessee.

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 **265 Richbriar Road, 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 hand(s) this the 21st day of February, 2006.

Harold A. Mann, Jr.

Mary A. Mann

Davidson County DEEDWARR
Recvd: 02/27/06 15:33 2 pgs
Fees:13.00 Taxes:503.20

20060227-0022543

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 **Harold A. Mann, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor_s and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of February, 2006.

My Commission expires May 24 2008

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 **Mary A. Mann** the bargainor_s 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 21st day of February, 2006.

My Commission expires May 24, 2008

Notary Public