861-285

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

Davidson County DEEDWARR
Recvd: 06/27/06 11:03 2 pgs
Fees:13.00 Taxes:92.50
20060627-0076625

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of June, 2006 by and between Randy L. Perry and wife, Margaret N. Perry, hereinafter referred to as GRANTOR, and Abdollah Akbari and wife, Fariba Bakhtiyari, hereinafter 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:

Being Unit M-6, of Pagoda Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, as amended in Book 9445, page 492, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

This conveyance is subject to the following:

1) All matters appearing on the Master Deed of Pagoda Condominiums of record in Book 6111, page 22, as amended in Book 9445, page 492, and Book 10458, page 936, Register's Office for said County.

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

Being part of the same property conveyed to Randy L. Perry and wife, Margaret N. Perry by Warranty Deed from Alex Bonner d/b/a B & W Investments, dated November 29, 1996, of record in Book 10284, page 479, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 320 Welch Rd. M-6, 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

Margaret N. Perry

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Randy L. Perry and wife, Margaret N. Perry, to me known to be the person(s) 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, at office, this 20th day of June, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owners:
Abdollah Akbari and Fariba Bakhtiyari
320 Welch Rd. M-6, Nashville, TN 37211

Send Tax Statements to:
Bank of America
9000 Southside Blvd.
Jacksonville FL 32256

Map & Parcel 133.15-0A-076.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 $25,000.00 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 20th day of June, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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