3/13
Gunet
Lee

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me this 30th day of June, 2006.

Notary Public
My commission expires:

GEORGE CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/03/06 09:09 2 pgs
Fees:13.00 Taxes:1720.50
20060703-0078907

02-0606-44930

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Barry Lichter<br>2706 Sunset Place<br>Nashville TN 37212 | Amsouth Bank<br>2050 Parkway Office<br>Birmingham AL 35244 | 104-15-0-093 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert C. Briggs and wife, Judy A. Briggs, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barry Lichter and wife, Simintaj Soroushazari, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being the westerly 50 feet of Lot No. 40 in the Sunset Park Plan, as of record in Book 332, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 40 fronts 50 feet on the northerly side of SunSet Place and runs back between parallel lines 160.5 feet to a line in the rear.

Being the same property conveyed to Robert C. Briggs and wife, Judy A. Briggs by deed from Charles Robert Gallagher and wife, Karen Throckmorton Gallagher, dated 2-22-80, of record in Book 5570, Page 763, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2706 Sunset Place, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2006.

Robert C. Briggs

Judy A. Briggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert C. Briggs and Judy A. Briggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of June, 2006.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.