STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

T. Lawal 08/25/06
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2006.

Ruth A Jewell
Notary Public
MY COMMISSION EXPIRES 9/20/06
File No. G6-1437D

Davidson County DEEDWARR
Recvd: 09/05/06 12:27 2 pg
Fees:13.00 Taxes:536.50
20060905-0109199

RUTH A. JEWELL NOTARY PUBLIC STATE AT LARGE TN MY COMMISSION EXPIRES SEPT. 20, 2008

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Behzad Akbari (NAME)	First Franklin A Div. of Citi Bank (NAME)	National 172-8-A-123
5728 Collinwood Court (STREET ADDRESS)	14643 Dallas Pkwy, Ste. 675 (STREET ADDRESS)	
Antioch, Tennessee 37011 (CITY) (STATE) (ZIP)	Dallas, Tx. 75254 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Taiwo A. Lawal and *Spouse, Dipo F. Lawal, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Behzad Akbari *Married,** 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 Lot No. 123, on the plan of Hunters Branch Subdivision, as shown on plat of record in Plat Book 6250, Page 819, and amended of record in Book 6815, page 77, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Taiwo A. Lawal and Dipo F. Lawal, as joint tenants with right of survivorship , by Deed from Arnold W. Preheim, a married man, dated June 30, 2003, of Record in Instrument No. 200307010090475, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 5728 Collinwood Court, Antioch, TN 37011.

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. Whenever 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/our hand(s) this 25th day of August, 2006.

T. Lawal
Taiwo A. Lawal

Dipo F. Lawal

STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF ~~Davidson~~ Fayette }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Taiwo A. Lawal and Dipo F. Lawal, as joint tenants with right of survivorship, the bargainor(s), with whom I ampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of August, 2006.

My Commission Expires: 9/20/08 Ruth A Jewell
Notary Public

STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF ~~Davidson~~ Fayette }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of August, 2006.

My Commission Expires: 9/20/08 Ruth A Jewell
Notary Public

TATE OF ~~TENNESSEE~~ Kentucky
STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF ~~Davidson~~ Fayette }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of August, 2006.

My Commission Expires: 9/20/08 Ruth A Jewell
Notary Public

RUTH A. JEWELL NOTARY PUBLIC STATE AT LARGE, KY MY COMMISSION EXPIRES SEPT. 20, 2008

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066