THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IBRAHIM AHMED AND YASIN KOKOYE	same	162-5
(NAME) 290 Ashgrove Drive	(NAME)	296
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

Davidson County DEEDWARR
Recvd: 12/29/06 10:47 4 pg
Fees:23.00 Taxes:499.50
20061229-0160628

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 125,000.00
AFFIANT

LUZ MELISSA TAVERAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES 05/22/2010

My Commission Expires:

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, Kamran Reza Barghi, Khoi Azar Memarzadeh and Roghiye Mori Khalifzadeh, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ibrahim Ahmed and Yasin Kokoye, as tenants in common without the right of survivorship, hereinafter called the Grantees, their heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Bounded on the southwest by Ash Grove Drive, on the northeast by Hickory Valley Subdivision, Section 2 as of record in Book 4175, Page 158, Register's Office for Davidson County, Tennessee, and on the East by Hickory View Subdivision, Section 1, as of record in Book 5210, Page 221, said Register's Office.

Being the same property conveyed to Kamran Reza Barghi and wife, Khoi Azar Memarzadeh and Reza Barghi, now deceased, and wife, Roghiye Mori Khalifzadeh by deed from Nader Karshenas and wife, Katayoun R. Karshenas recorded as Instrument No. 20010205-0011312 in Register's Office for Davidson County, Tennessee.

This is improved property known as 290 Ashgrove Drive, Nashville, Davidson County, Tennessee 37211.

This conveyance is made subject to:

1. 2007 taxes, a lien not yet due and payable. The 2006 taxes have been paid by Grantors.
2. Restrictive conditions and easements as shown on the Plan of record in instrument number 20000607-0056763, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title an dinterest thereto belonging to said Grantees, their heirs, successors, and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, and assigns, against the lawful claims of all personal whomsoever.

WITNESS my hand this 22 day of December, 2006.

Kamran Barghi
Kamran Reza Barghi

Khoi Azar Memarzadeh
Khoi Azar Memarzadeh

Roghiye Khalifzadeh
Roghiye Mori Khalifzadeh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin R. Davis, a Notary Public in and for said County and State, the within named, Kamran Reza Barghi, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of December, 2006.

Robin R. Davis
Notary Public

My commission expires: Nov. 24, 2007

ROBIN R. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Regina Spence-Johnson, a Notary Public in and for said County and State, the within named, Khoi Azar Memarzadeh, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of December, 2006.

My Commission Expires JAN. 27, 2007

Regina Spence
Notary Public

My commission expires:_____

REGINA SPENCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Regina Spence Johnson, a Notary Public in and for said County and State, the within named, Roghiye Mori Khalifzadeh, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of December, 2006.

Regina Spence Johnson
Notary Public

My Commission Expires JAN. 27, 2007

REGINA SPENCE JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My commission expires:_____