

File 43

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2007.

Notary Public

My commission expires: **March 30, 2010**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 01/23/07 11:11 2 pgs
Fees:13.00 Taxes:1295.00
20070123-0009203

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Farokh Fani	SAME	
1453 Bell Road #106 Nashville TN. 37211		**Map 147-12-0**
		Parcel 073.00

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 HEREBY ACKNOWLEDGE, WE,

Alec Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farokh Fani

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:

BEING Lot No. 3 on the plan of Union 76 Subdivision in the City of Nashville, of record in Book 4300 page 42, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

BEING the same property conveyed to Alec Baker by instrument of record as Inst. No. 20021125-0146295, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of record hereinabove referenced and to restrictions of record against said property.

THIS is a transfer of a commercial property. All equipment and/or fixtures located upon the property are hereby expressly transferred also.

THIS property has never been the residence of the grantor herein.

This is improved property known as **405 Northcrest Drive, Nashville, Tennessee**

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 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 convenant 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 my/our hand(s) this 17th day of January, 2007.

Alec Baker

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **Alec Baker,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **17th** day of **January, 2007.**

Notary Public

My Commission Expires: March 30, 2010.

