This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 09/06/07 10:47 2 pgs
Fees:13.00 Taxes:721.50
20070906-0106944

RACHAEL A. ALEXANDER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN
My Commission Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $195,000.00.

Affiant

Subscribed and sworn before me this the 5th day of September, 2007.

Notary Public
My commission expires: 4/21/08

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jamshid Akbari	Jamshid Akbari	119-1-23
200 Glenrose Ave	200 Glenrose Ave	
Nashville, TN 37210	Nashville, TN 37210	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alexandr Khomtchenko, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jamshid Akbari and Hamid Akbari, as Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 of Block No. 13, as shown on the map entitled Lot No. 8 and Subdivision of Blocks Nos. 13 and 13 of Section "A" and certain property in Section "B" on the Plan of John Thani Lands, of record in Book 974, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alexandr Khomtchenko, by deed from Brett Leehans, of record as Instrument No. 20060502-0050704, dated April 27, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 200 Glenrose Ave, Nashville, TN 37210.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 5th day of September, 2007.

Alexandr Khomtchenko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexandr Khomtchenko, 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 and official seal this 5th day of September, 2007.

My commission expires:

11/22/08

Notary Public

