Davidson County DEEDWARR
Recvd: 09/25/07 11:12 2 pgs
Fees:13.00 Taxes:427.03
20070925-0114214

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela Holt Simpson** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Farokh Fani,** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Southfork Subdivision, Section One, of record in Plan Book 6250, page 384, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Angela Holt Simpson, by Warranty Deed from Stephen Thomas Kuhn, unmarried dated 07/17/90, and recorded 07/23/90 in Book 8157, page 855, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 18 day of September, 2007.

Angela Holt Simpson

Angela Holt Simpson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Angela Holt Simpson** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 18 day of September, 2007

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$115,412.23** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

GRANT P. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Sworn to and subscribed before me this 18 day of September, 2007.

Notary Public

My Commission Expires:_____

Map and Parcel: 64-09-0-215.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Farokh Fani
1451 Bell Road
Nashville, TN 37211