Davidson County DEEDWARR
Recvd: 10/26/07 14:44 2 pgs
Fees:13.00 Taxes:407.00

20071026-0126902

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

x for AA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF OCTOBER, 2007.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FARIBORZ AKBARI	**SAME**	**091-14-0-119.00**
(NAME) **815 JONES PARKWAY**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **WE, FORREST BARNES AND LORA DEMONBREUN, BEING DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JOE BARNES, JR.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FARIBORZ AKBARI,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to a survey made thereof, by George W. Watkins, Surveyor, March 2, 1956, as follows:

Beginning in the westerly line of the property conveyed to Cecil Collins by deed from Nora Woods, of record in Book 1764, page 41, Register's Office for said county, 115 feet north of the northerly margin of Charlotte Pike, and being the southeast corner of the tract of land described in that deed of record in Book 2536, page 325, Register's Office of said county; thence with Collins' westerly line, north 20 deg. 15 min. west 85 feet, Collins' northwest corner; thence with Collins' northerly line eastwardly 100 feet to the southwest corner of the property conveyed to Robert G. Sullivan and wife by deed from Lawrence G. Neidert, of record in Book 1854, page 127, said Register's Office; thence with Sullivan's westerly line north 20 deg. 15 min. West 226.5 feet to a stake in the northeast corner of the property conveyed to James W. Wallace and wife by deed from Minnie Kluesner and Lawrence G. Neidert, executors, of record in Book 1194, page 587, said Register's Office; thence with said Wallace's easterly line southwardly 250 feet to a point 89 feet north with the southeast corner of said Wallace's property; thence south 6 deg. 50 min. east 110 feet to a point, the southwest corner of the property conveyed to Carl R. Davids and wife by deed from Willie A. Woods and wife, of record in Book 2536, page 325, Register's Office for said county; thence easterly north 69 deg. 30 min. east along the southerly margin of the last mentioned tract 71 feet more or less to the point of beginning.

There is included all right, title and interest in and to the easement reserved in the deed from Carl R. Davids and wife to Willie A. Woods and wife, of record in Book 2495, page 235, Register's Office for said county, reference to which is here made for description of said easement.

Being the same property conveyed to Joe Barnes, Jr., by deed from Carl R. Davids and wife, Waldine Davids, of record in Book 3572, page 625, dated June 11, 1963, said Register's Office. The said Joe Barnes, Jr. has since died and title passed to Forrest Barnes and Lora Demonbreum per the Last Will and Testament of the decedent, Probate Case #07P1136, Davidson County, Tennessee. Lora Demonbreun and Lora Demonbreum are one and the same person.

This conveyance is subject to any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO FLOODING AND IS SOLD "AS IS" AND WITH ALL FAULTS. THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as **5514 B CHARLOTTE PIKE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand(s) this 26th day of October, 2007.

Forrest Barnes
FORREST BARNES

Lora Demonbreun
LORA DEMONDREUN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Forrest Barnes and Lora Demonbreun**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 26 day of October, 2007.

My commission expires: 8/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public