CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Ashley Neese
Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

P-08-4124

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faroukh Fani	Farokh Fani	
4124 Helena Bay Court (ADDRESS)	8129 Moores Lane (ADDRESS)	097-08-0-102.00
Hermitage, Tennessee (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAMELA KIANI AND HUSBAND, SAEID KIANI, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FAROUKH FANI, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat, Lake Park, Section Twelve, of record in Plat Book 8250, page 804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pamela Kiani by Quitcliam Deed from Saeid Kiani and Yahya Soufiani of record in Instrument No. 20040123-0009393, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Saeid Kiani, spouse of Pamela Kiani, joins in this conveyance for the purpose of conveying any marital interest he may have in subject property.

unimproved ( )
This is improved (X) property, known as 4124 Helena Bay Court, Hermitage, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 05/29/08 12:58 2 pgs
Fees:13.00 Taxes:74.00

20080529-0054705

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 my/our hand(s) this 19th day of May, 2008.

Pamela Kiani by Saeid Kiani, atty-in-fact

Pamela Kiani

Saeid Kiani

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 ~~Pamela Kiani and~~ Saeid Kiani the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2008.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 19th day of May, 2008, before me personally appeared Saeid Kiani to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Pamela Kiani, and acknowledged that he executed the same as her free act and deed by virtue of that Specific Power of Attorney recorded in Instrument No. 20080529-0054704, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 19th day of May, 2008.

Commission Expires: 2/15/09

Notary