STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2009.

Notary Public
MY COMMISSION EXPIRES: 11/7/11
File No. G9-8562D

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090065787 DEEDWARR
Recvd: 09/28/09 10:54 2 pgs
Fees:13.00 Taxes:458.80
20090928-0089689

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kuvan R. Babiry, a married man (NAME)	(NAME)	134-90-75
3629 Donna Kay Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Nabaz M. Khoshnaw and wife, Sarab Kamal Naqshabandi**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kuvan R. Babiry, a married man,** 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:

Land in Davidson County, Tennessee, being Lot No. 60 on the plan of WOODLAND HILLS, PHASE I, as shown by plat of record in Plat Book 6900, Page 666-669, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This property is also known as 3937 Eckhart Dr. Nashville, TN 37211.

BEING the same property conveyed to Nabaz M. Khoshnaw from Samuel K. Crocker, Trustee for James Leroy Milliken, by Trustees Deed dated August 23, 2009, as Instrument No. 200512120149212, in the Register's Office for Davidson County, Tennessee.
Srab Kamal Noqshabandi joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3629 Donna Kay Drive, Nashville, TN 37211.

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. Whenever 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 24rd day of September, 2009.

NABAZ M. KHOSHNAW

By: _____
Aram Ali Khoshnaw, Attorny-in-Fact

September 24, 2009
Date

Sarab Kamal Naqshabandi

By: _____
Aram Ali Khoshnaw, Attorny-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Aram Ali Khoshnaw attorney-in-fact for Nabaz M. Khoshnaw and Sarab Kamal Naqshabandi, with whom I am personally acquainted, and who acknowledged that Aram Ali Khoshnaw executed the within instrument for the purposes therein contained, and who further acknowledged that Aram Ali Khoshnaw is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by the constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th of September, 2009.

_____
Notary Public
My Commission Expires: 3/20/10

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066