6

WARRANTY DEED

R-TRA-09-260

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT S. McCARTHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Long N. Nguyen	Suntrust Mortgage, Inc.	
260 Eisenhower Drive	(NAME) 401 Commerce Street., Ste 6100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37219	134-13-71.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEWROZ MIRAN AND JWAN MIRAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LONG N. NGUYEN, MARRIED, hereinafter called the Grantee(s), 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 159, KENILWORTH ESTATES, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGES 34, 35 AND 36, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NEWROZ MIRAN AND WIFE, JWAN MIRAN BY WARRANTY DEED FROM ROBERT E. GARRETT AND WIFE, JUNE H. GARRETT AND ROBERT E. GARRETT, JR., UNMARRIED, RECORDED ON THE 23RD DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050223-0020015, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20050223-0020015, AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 260 Eisenhower Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090074795 DEEDWARR
Recvd: 11/03/09 10:49 2 pgs
Fees:13.00 Taxes:506.90
20091103-0101368

Witness my/our hand(s) this 30th day of October, 2009.

Newroz Miran by Akram F. Barzani, Attorney in Fact

Newroz Miran by Akram F. Barzani, Attorney in Fact

Jwan Miran by Akram F. Barzani, Attorney in Fact

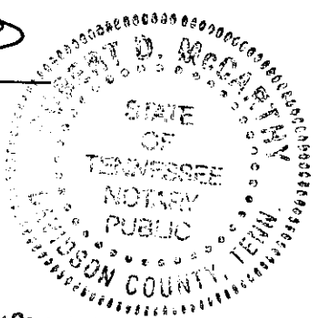
Jwan Miran by Akram F. Barzani, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of October, 2009, before me personally appeared Akram F. Barzani to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Newroz Miran as per the Power of Attorney of record in Instrument No. 20070511-0056647 and Jwan Miran, as per the Power of Attorney of record in Instrument No. 20070511-0056648, Register's Office for Davidson County, Tennesseee and who acknowledged he executed the same as the free act and deed of the said Newroz Miran and Jwan Miran.

Witness my hand and official seal, this the 30th day of October, 2009.

Notary Public



My Commission Expires:

My Commission Expires MAR. 20, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903