2093 - 02/14 163.10- CHECK

BOOK 5395 PAGE 397 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$61,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1979

Notary Public

MY COMMISSION EXPIRES: 2-27-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Firooz Yazdian (NAME)	First Federal Savings & Loan (NAME)	9D-5456
129 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	142-2
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	103

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, David L. Matthews and wife, Ellen M. Matthews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Firooz Yazdian, unmarried

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 the 9th Civil District of Davidson County, Tennessee, being Lot No. 102 on the Plat of Cross Timbers, Section 3, as of record in Book 4175, page 21, Register's Office for said County.

Said Lot No. 102 fronts 85.0 feet on the west margin of Carriage Drive and extends back 152.2 feet on the north line and 151.8 feet on the south line, to a line on the rear on which it measures 87.01 feet.

BEING the same property conveyed to David L. Matthews and wife, Ellen M. Matthews by deed from Robert W. Bedell and wife, Lynda B. Bedell, of record in Book 4981, page 976, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4981, page 977, said Register's Office, securing a promissory note dated December 19, 1975, payable to the order of First Federal Savings & Loan Association of Nashville, with a present unpaid principal balance of approximately $37,003.56, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan, if any, is hereby transferrred to the Grantee herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is (unimproved ( ) improved (XX) property, known as 129 Carriage Drive, Nashville, TN 37221
(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 14th day of February, 19 79

DAVID L. MATTHEWS: David L. Matthews

ELLEN M. MATTHEWS: Ellen M. Matthews

BOOK 5395 PAGE 398

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Matthews and wife, Ellen M. Matthews

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 19 79

Commission expires 2-21-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
DAVID L. MATTHEWS ET UX

TO
FIROOZ YAZDIAN

F. 1. 4. 1. 8. 1.

IDENTIF. REFERENCE

FEB 14 2 44 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

F. 1/4 Bof 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238