79-7-29

BOOK 5466 PAGE 364 FORM NO. WD-1

6978 07/17 224.90- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Helen Yazdian Hanai
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 19 79

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 908 FIDELITY FEDERAL BUIDLING NASHVILLE, TENNESSEE 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN YAZDIAN HANAI (NAME)	HOME FEDERAL SAVINGS & LOAN (NAME)	142-3-53
7304 Cavalier Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	9D-51185
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 HEREBY ACKNOWLEDGED, WE, STEVEN NATHAN and wife, DIANE G. NATHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN YAZDIAN HANAI

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:

BEING Lot No. 323 on the Plat of Walnut Hill Manor, Section 1, of record in Plat Book 4460, Page 108, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southwesterly margin of Stirrup Drive, at the front corner of Lots 323 and 324; thence with the line between said two lots southwesterly 137.6 feet to a concrete monument said point being the common rear corner of Lots 322, 323 and 324; thence with the line between Lots 322 and 323 southerly 95.7 feet to a point in the northerly margin of Cavalier Road; thence with the margin of the same northeasterly 132.0 feet to a concrete monument at the beginning of a curve to the left having a radius of 25.0 feet; thence around said curve 39.27 feet to a concrete monument in the westerly margin of Stirrup Drive; thence with the margin of the same northwesterly 148.0 feet to the point of beginning.

BEING the same property conveyed to Steven Nathan and wife, Diane G. Nathan by deed from James Byron Kuss and wife, Glenda F. Kuss of record in Book 5109, Page 398, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4643, Page 946 and amended in Book 5057, Page 885 and Book 5440, Page 138, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

(See Back Page)

This is unimproved ( ) improved (XX) property, known as 7304 (House Number) CAVALIER ROAD (Street) NASHVILLE, TN. (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 13th day of July, 19 79

Steven Nathan by Diane G. Nathan — Diane G. Nathan

STEVEN NATHAN — DIANE G. NATHAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANE G. NATHAN

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of July 1979.

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

ON this the 16th day of July, 1979, before me, the undersigned, personally appeared Diane G. Nathan, to me known to be the person who executed the foregoing instrument in behalf of Steven Nathan, and acknowledged that she executed the same as the free act and deed of the said Steven Nathan.

Witness my hand and official seal at Nashville, Tennessee on this the 16th day of July, 1979.

Commission expires: 6/7/80

Notary Public

WARRANTY DEED

FROM

STEVEN NATHAN ET UX

TO

HELEN YAZDIAN HANAI

F 40506

IDENTIF. REFERENCE

JUL 17 1 36 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Fuller Bud 4

As part of the above consideration, the Grantee herein, assume and agree to pay the unpaid banance owing on a certain note executed by Grantors herein to Home Federal Savings & Loan Association in the original principal amount of $52,000.00 of record in Book 4887, Page 266, Register's Office for Davidson County, Tennessee.

Steven Nathan and Steven Roy Nathan are one and the same person.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		84000.00-	CO	
			216.40	CO TX
			.50	PRFE
			6.00	WDEED
			CHECK	224.90-
6978A07/17/79		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.40506

IDENTIF. REFERENCE

JUL 17 1 36 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697694