7215 [illegible] 217.24- [illegible]

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, Attorneys
Suite 1200
One Commerce Place
Nashville, Tennessee 37239

BOOK 5598 PAGE 275

WARRANTY DEED

FROM: JOSEPH ANTHONY KOTSKO

TO: AHMAD A. AHMADI

Address New Owner(s) as follows: Send Tax Bills to: Map-Parcel No.

Ahmad A. Ahmadi
6666 Brookmont Terrace,
Apt. Unit 1104
Nashville, Tennessee 37205

Third National Mortgage Company
P.O.Box 2628 Map 129
Nashville, TN 37219 Parcel 123

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $79,900.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 1980.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION of the sum of Seventy-Nine Thousand Nine Hundred and No/100 Dollars ($79,900.00) the receipt of which is hereby acknowledged Joseph Anthony Kotsko, an unmarried person, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Ahmad A. Ahmadi, an unmarried person, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 1104, of Wessex Towers Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Grantor by Deed from Central Tennessee Investment Company, Inc., of record in Book 5417, page 102, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by Deed of Trust of record in Book 5417, page 106, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment No. 1104, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee his heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1980, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 5414, page 634, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of the State of Tennessee, and in Book 5412, page 451, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. Easements and restrictions as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office, Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

6. The Deed of Trust described above assumed by Grantee.

7. Rights of tenant under existing lease, if any.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to said Grantee his heirs and assigns, against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the forgoing instruments creating Wessex Towers Condominium and Wessex Towers Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Wessex Towers Condominium Association, Inc. in connection with Wessex Towers Condominium.

Grantee, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Central Tennessee Investment Company, Inc. may elect to pay such real property taxes, and in such event Central Tennessee Investment Company, Inc. shall have the right to collect the amount of such taxes paid from Grantee plus interest from the date of such payment at the highest rate permitted to be charged under the laws of the State of Tennessee in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon the heirs, successors and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1990, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 2 day of May, 1980.

x _____
Ahmad A. Ahmadi
"GRANTEE"

Joseph Anthony Kotsko
"GRANTOR"

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Stephen C. Baker, a Notary Public in and for said County and State, the within named AHMAD A. AHMADI, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of May, 1980.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 1-22-84

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, Stephen C. Baker, a Notary Public in and for said County and State, the within named JOSEPH ANTHONY KOTSKO, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of May, 1980.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 1-22-84

F 87958

IDENTIFICATION REFERENCE

MAY 5 11 15 AM '80

FEE $ 2.00 REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

75000.00- CO
207.74 CO TX
.50 PRFEE
9.00 WDEED
CHECK 217.24-
7215405/05/80 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F87958

IDENTIFICATION REFERENCE

MAY 5 11 15 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 755978