Send Tax Statements To:
Third National Mortgage
PO Box 2628
Nashville, TN 37219

This Instrument Prepared:
Young, Woodard & Crowe
Harpeth Square Mall
Franklin, TN 37064

43-13-A (87)

WARRANTY DEED

BOOK 5752 PAGE 312

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by MANOOCHEHR JAVAHERI, the Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, which amount includes the assumption by the said Grantee of payment of the balance due on two indebtednesses evidenced by certain promissory notes, one dated January 24, 1979 executed by Donald M. Matthys and wife Lynda S. Matthys and secured by a Deed of Trust executed to William N. Dearborn, Trustee, payable to the order of Central Tennessee Investment Company, Inc., and payable in installments as provided therein with interest as provided therein, as of record in Book 5389, page 800, Register's Office, Davidson County, Tennessee, and the other being a certain promissory note dated January 24, 1979 executed by Donald M. Matthys and wife Lynda S. Matthys and secured by a Deed of Trust executed to Stephen C. Baker, Trustee, payable to the order of Central Tennessee Investment Company, Inc., and payable in installments as provided therein with interest as provided therein, and being of record in Book 5389, page 803, said Register's Office, I, MAHNAZ BAHRMAND, have bargained and sold and by these presents do transfer and convey, together with the escrow account held by the Central Tennessee Investment Company, Inc., unto the said MANOOCHEHR JAVAHERI, his heirs and assigns, the following described land, lying, located, and being in Davidson County, Tennessee, and being described as follows:

Being Apartment Unit No. 7-7, of Robin Hood Condominiums 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 5388, page 524, Register's Office of 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 Robin Hood Condominium Apartments, of record in Book 5200, page 124, Register's Office of Davidson County, Tennessee, for a more complete description and identification of said unit.

Being the same property conveyed to Mahnaz Bahrmand by Deed of Donald M. Matthys and wife, Lynda S. Matthys, as of record in Book 5579 page 158, Register's Office of Davidson County, Tennessee.

This is improved property known as Apartment No. 7-7, Robin Hood Condominiums, 323 Forrest Park Road, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the following:

1) 1981 taxes which will be paid by the Grantee when due.

2) All terms and provisions of the Master Deed of record in Book 5388, page 524, Register's Office of Davidson County, Tennessee.

3) All terms and provisions of the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, page 1566, in the Office of the Secretary of the State of Tennessee, and in Book 5383, page 314, Register's Office of Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4) Easements and restrictions as shown on the plat or Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office, Davidson County, Tennessee.

5) Sanitary sewers and/or storm drainage easement of record in Book 3436, page 486, Register's Office of Davidson County, Tennessee.

6) Rights of tenant under existing lease, if any.

7) Deeds of Trust of record in Book 5389, page 800, and Book 5389, page 803, Register's Office of Davidson County, Tennessee, which are being assumed by the Grantee.

8) Deed of Trust of record in Book 5579, page 162, Register's Office of Davidson County, Tennessee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 29th day of May, 1981.

Mahnaz Bahrmand

MAHNAZ BAHRMAND

STATE OF TENNESSEE]
]
COUNTY OF WILLIAMSON]

BOOK 5752 PAGE 315

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAHNAZ BAHRMAND, the within named Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29 day of May, 1981.

Lynda Ann Beasley
NOTARY PUBLIC

My Commission Expires:
12-1-82

New Owner:
Manoochehr Javaheri
P.O.Box 921 Peabody College
Nashville, TN.

STATE OF TENNESSEE, WILLIAMSON COUNTY
I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 32002.06, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant JAVAHERI

Subscribed and sworn to before me this the 29 day of May 19 81

Lynda Ann Beasley
Notary Public

12-1-82

G 4 4 2 7

IDENTIF. REFERENCE

JUN 2 3 07 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5752 PAGE 316

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

37002.06- CO
96.20 CO TX
.50 PRFEE
12.00 WDEED.
CHECK 108.70-
B917A06/02/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 4 4 2 7

T
IDENTIF. REFERENCE

JUN 2 3 08 PM '81

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

No. 825095