Send Tax Statements To:
Third National Mortgage Co.
P. O. Box 2628
Nashville, TN 37219

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

Map Parcel
43-13-A (87)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by STARLING DAVIS CRABTREE, 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 as follows: (1) One 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 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 (2) One 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 as provided therein with interest as provided therein, of record in Book 5389, page 803, Register's Office, Davidson County, Tennessee, I, MANOOCHEHR JAVAHERI, 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 STARLING DAVIS CRABTREE, her 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, Section 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 to the plat of Robin Hood Condominium Apartments, as of record in Book 5200, page 124, said Register's Office, for a more complete description and identification of said unit.

Being the same property conveyed to Manoochehr Javaheri by Deed of Mahnaz Bahrmand, as of record in Book 5752, page 312, Register's Office, Williamson 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, her 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) 1982 taxes which are a lien but which are not yet due and payable.

2) All terms and provisions of the Master Deed of record in Book 5388, page 524, Register's Office, 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 State of the State of Tennessee, and in Book 5383, page 314, 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 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, 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, Davidson County, Tennessee, which are being assumed by the Grantee.

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

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

WITNESS my hand this 21st day of January, 1982.

JAVAHERI

MANOOCHEHR JAVAHERI

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 5843 PAGE 440

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MANOOCHEHR JAVAHERI, 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 official seal at Franklin, Tennessee, this 21 day of January, 1982.

NOTARY PUBLIC

My Commission Expires:
12-1-82

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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 $35,150, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 22nd day of Jan. 19 82

Notary Public

My Comm Expires
4-15-83

RUSH

G 7 6 5 6 4

IDENTIFICATION REFERENCE

JAN 22 9 43 AM '82

FELIX Z. DUNN REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5843 PAGE 441

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
			35750.00-	CO
			92.82	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	105.32-
8734A01/22/82			BAL	.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G76564

IDENTIF. REFERENCE

JAN 22 9 43 AM '82

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

No. 863413