WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5988 PAGE 684

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Conradi and wife, Ava Conradi	Bailey Mortgage Company Customer Service Dept. P.O. Box 1389	Map 148-8 Parcel 24
1938A Lourinda Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Jackson, Ms. 39205 (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, Bobby H. Kheradmand and wife, Angela D. Kheradmand

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Conradi and wife, Ava Conradi

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. 22 on the Plan of Oakwood Terrace, Section I, of record in Book 4460, pages 54 and 55, Register's Office for said County.

Said Lot No. 22 fronts 79.22 feet on the easterly side of Artelia Drive and extends back 122 feet on the southerly line and 139.66 feet on the northerly line to a dead line in the rear, measuring 61.30 feet thereon.

Being the same property conveyed to Bobby H. Kheradmand and wife, Angela D. Kheradmand, by deed from Wallace Lasley a/k/a Bedford W. Lasley, Jr. of record in Book 5182, page 155, said Register's Office.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5182, page 157, said Register's Office, payable to First and Mid-South Mortgage Company, and assigned to Bailey Mortgage Company.

The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 4559, page 72, said Register's Office.

2. The Plan of record in Book 4460, pages 54 and 55, said Register's Office.

3. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (XX) property, known as 4538 Artelia Drive, Antioch, Tennessee 37013.
(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 successors, assigns 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 this 5th day of January, 1983.

Bobby H. Kheradmand by Mohssen Kheradmand as attorney in fact — Angela D. Kheradmand by Mohssen Kheradmand as attorney in fact

Bobby H. Kheradmand by Mohssen Kheradmand as Attorney in Fact

Angela D. Kheradmand by Mohssen Kheradmand as Attorney in Fact

Form 1

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, 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 _____, this ___ day of _____, 19__.

BOOK 5988 PAGE 685

Commission Expires: _____

_____
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Bobby H. Kheradmand and wife,

Angela D. Kheradmand

TO
Charles Conradi and wife,

Ava Conradi

H 2 4 4 9 7

IDENTIF. REFERENCE

JAN 5 1 44 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of January, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mohssen Kheradmand, to me known to be the person who executed the foregoing instrument in behalf of Bobby H. Kheradmand and wife, Angela D. Kheradmand, and acknowledged that he executed the same as the free act and deed of the said Bobby H. Kheradmand and wife, Angela D. Kheradmand.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1983.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 51,717.28

Charles Conradi

Subscribed and sworn to before me this 5 day of January, 1983.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE TENN. STATE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5988 PAGE 686

FOR _____

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

51717.23-	CO	
134.42	CO TX	
.50	PRFEE	
6.00	MDEED	
	CHECK	140.32-
9219A01/05/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 24 497

IDENTIFICATION REFERENCE

JAN 5 1 44 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919359