BOOK 6001 PAGE 130

FORM NO. WD-1

H 29088

IDENTIF. REFERENCE

RUSH

FEB 2 8 06 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 19 83

Notary Public

MY COMMISSION EXPIRES: 6/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carole Chitwood Atty. 934 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ms. Virginia Sims et al (NAME)	Lomas & Nettleton (NAME)	94-1
1521 Long Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	381
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(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, William E. Allen and wife Donna K. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia Gail Sims and Amir Karshanos Najafabadi KARSHENAS

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:

Land in Davidson County, Tennessee being Lot No. 190 on the Plan of Edgefield Land Company's First Addition as of record in Book 57, page 130, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William E. Allen and wife Donna K. Allen by deed from Robert H. Herrman of record in Book 5597, page 283 in the Register's Office for said County.

Grantors acknowledge the payment of $15,000.00 cash and grantees acknowledge the assumption of the payment of the balance of a promissory note secured by deed of trust of record in Book 5557, page 742, said Register's Office.

CHECK

This is unimproved ( ) improved (X) property, known as 1521 Long Ave. Nashville, Tenn.
(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 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 13th day of January, 19 83

X William E. Allen + Virginia Gail Sims

X Donna Allen + Amir Karshanos Najafabadi

02 109.42

4796

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 William E. Allen and wife Donna K. Allen

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 19 83

Commission expires 6/22/84

M. L. Randle
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
WILLIAM E. ALLEN ET UX

TO
VIRGINIA GAIL SIMS AND
AMIT KAUSHANOS NAJAFABADI

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF BOOK 6001 PAGE 132

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
			39250.00- CO	
			101.92 CO TX	
			.50 PRFEE	
			6.00 MORTGAGE	
			CHECK 108.42-	
			4796402/02/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 9 0 8 8

IDENTIF. REFERENCE

FEB 2 8 08 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 927040