H87068

IDENTIF. REFERENCE

Nov 17 2 37 PM '83

REGISTER'S OFFICE DAVIDSON COUNTY, TN

BOOK 5177 PAGE 802

STATE OF TENNESSEE
COUNTY OF Davidson

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

105,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 1983

Notary Public

MY COMMISSION EXPIRES: 7/5/87

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Faris Eftekhar (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | 6DU-55118 |
| 5809 Abbott Court (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 172-1 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 13 |

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, Patricia Wright and Charlotte R. Thorn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Faris Eftekhar and wife Afsar Eftekhar

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. 38 on the Plan of Tne Highlands, Section 3, as of record in Book 5050, page 14, Register's Office for said County.

Said Lot No. 38 fronts 59.33 feet on the westerly side of Abbott Court and runs back 243.25 feet on the southerly line and 279.8 feet on the northerly line to a line in the rear, which measures a total of 349.74 feet thereon.

BEING the same property conveyed to Patricia Wright and Charlotte R. Thorn by deed from Freuhauf Corporation, a Michigan Corporation, of record in Book 5505, page 392, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5505, page 395, of the Register's Office for Davidson County, Tennessee, to Fidelity Federal Savings and Loan Association, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

This is unimproved ( ) unimproved ( ) property, known as XX 5809 Abbott Court (House Number) (Street) Nashville, TN 37211 (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 s this 15TH day of NOVEMBER, 19 83

Patricia Wright

Charlotte R. Thorn

Patricia Wright Charlotte R. Thorn

CHECK 9.50 444

OFFICIAL RECEIPT

STATE OF TENNESSEE }
County of Davidson }

BOOK 6177 PAGE 803

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Wright and Charlotte R. Thorn

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 ~~15TH~~ day of NOVEMBER, 19~~83~~

Commission expires 7/21/85

Notary Public

STATE OF TENNESSEE }

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 ) as such _____ and (they) _____, 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

Patricia Wright

TO

Paris Eftekhar

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

RECEIVED OF _____

FOR _____

BOOK 6177 PAGE 804

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

105000.00- CAMT.
273.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 279.50-
3444A11/17/83 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H87068

IDENTIF. REFERENCE

Nov 17 2 37 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.994237