WARRANTY DEED BOOK 6228 PAGE 835

FROM: Freeman Webb Developers, Inc.

TO: Sharira Kamfar

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Sharira Kamfar P. O. Box 121501 Nashville, TN 37212	Freeman Webb Developers, Inc. 2501 Hillsboro Drive Nashville, Tennessee 37212	Map 104-6-B Parcel 305

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever ~~is greater~~, for this transfer is $56,900.00.

Affiant

Subscribed and sworn to before me, this the 8th day of February, 1984.

Notary Public

My Comm. Expires: 11/1/87

FOR AND IN CONSIDERATION of the sum of Fifty-Six Thousand Nine Hundred and no/100 Dollars ($56,900.00) the receipt of which is hereby acknowledged, John H. Noel, III, Trustee, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Sharira Kamfar, an unmarried person, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 305, of The Park Road Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5845, page 831, Register's Office for 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 The Park Road Condominium of record in Book 5200, page 390, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to John H. Noel, III, Trustee, by deed from Freeman Webb Developers, Inc., of record in Book 5900, page 437, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by Deeds of Trust of record in Book 5900, page 441 and Book 5900, page 447, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. 305, The Park Road Condominium, 3314 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

02/09 157.44 CHECK

2235

1. Real property taxes for the year 1982.

2. All terms and provisions of the Master Deed of record in the Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of The Park Road Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements and restrictions as shown on the plat of The Park Road Condominium of record in the Register's Office for Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

6. Terms and conditions of unrecorded lease to existing tenant, if any.

7. The above described Deeds of Trust assumed by Grantee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating The Park Road Condominium and The Park Road Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by The Park Road Condominium Association, Inc. in connection with The Park Road Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument this 7th day of February, 1984, effective as of February 1, 1984.

John H. Noel, III, Trustee

"GRANTOR"

Sharira Kamfar

"GRANTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lacy Anne Raby, a Notary Public in and for said County and State, the within named John H. Noel, III, Trustee, 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 seal, in Nashville, Tennessee, this the 7th day of February, 1984.

NOTARY PUBLIC

My Commission Expires: 7-21-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6228 PAGE 837

Personally appeared before me, Stephen C. Baker, a Notary Public in and for said County and State, the within named Sharira Kamfar, 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 seal, in Nashville, Tennessee, this the 8th day of Febcuery, 1984.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 11/1/87

STEPHEN C BAKER NOTARY PUBLIC STATE OF TENNESSEE

1 0 2 3 7 4

IDENTIF. REFERENCE

FEB 9 12 01 PM '84

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6228 PAGE 838

RECEIVED OF _____

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
			56900.00- CAMT.	
			147.94 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	157.44-
2235A	02/09/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1023774

IDENTIF. REFERENCE

FEB 9 12 01 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 12476