File Box 43

BOOK 6307 PAGE 628

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 84

Notary Public

MY COMMISSION EXPIRES 4-23-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Alireza Hemmatiarass et al	Commerce Union Bank	86-7
(NAME)	(NAME)	
1240 Jackson's Hill Road	P. O. Box 2546	110
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN. 37219	4D90324
(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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alireza Hemmatiarass and wife, Cynthia Louise Hemmatiarass and Houshang Hemmatiarass and wife, Marion Diane Hemmatiarass

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. 83 on the Plan of Jackson's Retreat, Phase II, as of record in Book 5200, page 673, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 65 feet on the northerly margin of Jackson's Hill Road and extends back 184.23 feet on the westerly line and 196.77 feet on the easterly line to a dead line in the rear measuring 66.20 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of record in Book 5584, page 274 Register's Office for Davidson County, Tennessee.

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

126657

IDENTIF. REFERENCE

JUN 4 3 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/04 1554 BOOK 6307 PAGE 628 1 2950

unimproved ( )
This is improved (xx) property, known as 1240 Jackson's Hill Road, Hermitage, Tennessee 37076
(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 ti, 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 my hand this 31st day of May, 19 84

Randall Phillips Builders, Inc.

By:

Timothy J. Ferguson, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 6307 PAGE 629

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 _____, _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson

and _____ with whom I am personally acquainted and who upon ~~(his oath) (their several oaths)~~ acknowledged ~~(himself) (themselves)~~ to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ as such Vice President 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 Timothy J. Ferguson as such ~~Vice President~~, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the ~~31st~~ day of ~~May~~, 19~~84~~.

My commission expires 4-20-86

Notary Public

WARRANTY DEED

FROM

~~Randall Phillips Builders, Inc.~~

TO

Alireza Hemmatiarass
Cynthia Louise Hemmatiarass
Houshang Hemmatiarass
Marion Diane Hemmatiarass

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6307 PAGE 630

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
			57300.00- CONT.	
			148.95 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			SUBTX 151.45-	
			20030306/04/84 CAL .31	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 6 5 7

IDENTIF. REFERENCE

JUN 4 3 29 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0041434