F. le Box 45

BOOK 6436 PAGE 219

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 84

Notary Public

MY COMMISSION EXPIRES 6-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farzad Amirazodi (NAME)	Cameron-Brown Company (NAME)	MAP 147-8
208 Flora Maxwell Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 18109 (STREET ADDRESS)	PARCEL 238
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Raleigh, NC 27619 (CITY) (STATE) (ZIP)	5DU-05702

FOR AND 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, Denise A. Springer (formerly Denise C. James) and husband Brian J. Springer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Farzad Amirazodi and wife, Shahin Amirazodi

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. 63 on the Plan of Section 4, Beverly Heights, of record in Plat Book 5200, Page 263, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 63 fronts 51.45 feet on the southeasterly margin of Flora Maxwell Road and extends back 144.42 feet on the northeasterly line and 105.50 feet on the southwesterly line to a dead line in the rear, measuring 99.45 feet thereon.

BEING the same property conveyed to Denise C. James, unmarried by deed from W. L. Bainbridge, Inc., of record in Book 5724, Page 377, Register's Office for said County. Denise C. James having since married and now known as Denise A. Springer.

THIS conveyance is subject to Restrictive Covenants of record in Book 5626, Page 220, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Denise C. James, unmarried, to J. G. Palmer, Trustee, for Commerce Union Bank, dated March 20, 1981, and filed for record in Book 5724, Page 380, Register's Office for said County, with an unpaid principal amount of approximately $37,613.83, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is improved (XX) unimproved ( ) property, known as 208 Flora Maxwell Road, Nashville, TN 37211
(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 heir 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 covey 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 my hand this 27th day of November, 19 84

Brian J. Springer by Denise A. Springer, Attorney in Fact Denise A. Springer

Brian J. Springer is joining in this conveyance to convey any and all rights he may have to subject property.

CHECK 11/30 124.85

1064

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Denise A. Springer

the bargainor, with whom I am personally acquainted/and who acknowledged that she (or proved to me on the basis of satisfactory evidenc executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November 19 84

Commission expires 10.20.85

Notary Public

STATE OF TENNESSEE
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) (or proved to me on the basis of satisfactory evidence) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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 I 6 7 0 4

FROM Denise A. Springer IDENTIFICATION REFERENCE

TO Farzad Amirazodi, Shahin Amirazodi

Nov 30 8 52 AM '84
DAVIDSON COUNTY, TN REGISTER

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise A. Springer, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Brian J. Springer, as his Attorney in Fact, as the free act and deed of the within named Brian J. Springer.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of November, 1984.

My commission expires: 10/20/85

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6436 PAGE 221

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45500.00- CAMT.	
			118.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	124.80-
1964A	11/30/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 66704

IDENTIF. REFERENCE

Nov 30 8 52 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0088995