8041

FORM NO. WD-1

BOOK 6480 PAGE 433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,628.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/29/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FATEMEH T. KANI	DOMINION BANCSHARES MORTGAGE CORP.	149-2 A
(NAME)	(NAME)	
2201-C Murfreesboro Road	9900 Main Street, Suite #200	31 Co.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37217	Fairfax, Virginia 22031	
(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, AKBAR K. ARAB and wife, HENGAMEH ARAB,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FATEMEH T. KANI

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. 31 Piccadilly Square, Phase 1, as of record in Book 5200, Pages 720-722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Akbar K. Arab by deed from Intercontinental Construction Corporation of record in Book 6440, page 595, Register's Office for Davidson County, Tennessee.

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 to DOMINION BANCSHARES MORTGAGE CORPORATION, of record in Book 6440, page 597, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

CHECK
This is (Unimproved ( ) Improved (XX)) property, known as 1028-1030 Regents Park Circle, Nashville, Tenn. 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

01/24 229.06-

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 hands this 16th day of JANUARY, 19 85

Akbar K. Arab
AKBAR K. ARAB

Hengameh Arab ATT
HENGAMEH ARAB

Akbar K. Arab
ATTY IN FACT.

5960

STATE OF TENNESSEE
Davidson County

BOOK 6480 PAGE 434

THE UNDERSIGNED

Personally appeared before me, AKBAR K. ARAB, 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 he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of JANUARY, 19 85.

Commission expires 10/19/86

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

TO

RECEIVED FOR REGISTRATION
DAVIDSON COUNTY, TN
JAN 24 2 05 PM '85

IDENTIFICATION REFERENCE

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 16th day of January, 1985, before me personally appeared AKBAR K. ARAB, to be known to be the person who executed the foregoing instrument in behalf of HENGAMEH ARAB, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said HENGAMEH ARAB, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of January, 1985.

NOTARY PUBLIC

My Commission Expires: 10/19/86

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

RECEIVED OF _____

FOR _____

BOOK 6480 PAGE 435

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

85628.08- CAMT.
222.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 229.06-
5960A01/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 7. 8. 7. 9 7.

IDENTIF. REFERENCE

JAN 24 12 03 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 103512