BOOK 6798 PAGE 457

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney at Law, 494 Bell Road, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saeed S. Moharreri (NAME)	CityFed Mortgage Company (NAME)	149-02
813 Bayswater Place (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 201 (STREET ADDRESS)	073.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	02D 74525

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, James E. Grimes and wife, Carol Grimes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Saeed S. Moharreri and wife, Tatyana Zadora

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. 103 on the Plan of Piccadilly Square, Phase I of record in Book 5200, Page 720, 721 and 722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James E. Grimes et ux Carol Grimes by deed from Wellington Enterprises, Ltd., of record in Book 6412, Page 722, Register's Office for Davidson County, Tennessee.

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

This lot is part of a Planned Unit Development and is conveyed subject to Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square Homeowners Associaiton; By-Laws of the Association, Master Deed, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, all as made, provided and set out in instrument of record in Book 6236, Page 683 through 733, said Register's Office. As amended in Book 6300, Pages 409, 423, 431 and 439 and Book 6496, Pages 100, 107 and 114 and Book 6295, Pages 503, 506, 520, 534, 596 548, 602. 564, 556, 572, 580, 588 and Book 6306, Page 833 and Book 6518, Page 184 and 190, Register's Office.

This instrument is executed on behalf of James E. Grimes et ux Carol Grimes by Donald L. Erickson, III as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book ____, Page ____, in the Register's Office for Davidson County, Tennessee.

CHECK

unimproved ( ) this is improved (XX) property, known as 813 Bayswater Place, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

03/06 180.41

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 28th day of February, 19 86

James E. Grimes
By: James E. Grimes

Carol Grimes
By: Carol Grimes

Donald L. Erickson, II, Attorney-in-fact

Donald L. Erickson, II, Attorney-in-fact

Donald L. Erickson, II Attorney-in-fact

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STATE OF TENNESSEE
Davidson County

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM 8105.7

TO

IDENTIFICATION REFERENCE

MAR 6 1 37 PM '86

FELIX Z. WILCOXON REGISTER
DAVIDSON COUNTY, TN

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
404 BELL ROAD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 1986 before me personally appeared Donald L. Erickson, II to me known to be the person who executed the foregoing instrument in behalf of James E. Grimes et ux Carol Grimes and acknowledged that they executed the same as the free act and deed of the said James E. Grimes et ux Carol Grimes through Power of Attorney granted him by the said James E. Grimes et ux Carol Grimes.

Commission expires: 11/1/87

Gary B. Fisher
Notary Public

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

RECEIVED OF _____

FOR _____ BOOK 6798 PAGE 459

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
			66800.00- CAMT.	
			173.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 180.44-	
0644A03/06/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8105 IDENTIFICATION REFERENCE
MAR 6 1 37 PM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 225031