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File Bo 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$72,077.38 Shahram Nikahd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1986.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

This instrument prepared from information furnished by parties.

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Shahram Nikahd (NAME)	Troy & Nichols, Inc. (NAME)	M-133-16
909 Bolster Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	Par 219
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	5OU-10459

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, Nina L. Walls, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shahram Nikahd

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. 3 on the Plan of Indian Mound Subdivision, as of record in Book 5800, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Nina L. Walls, unmarried, by deed from Intercontinental Construction of record in Book 6287, page 403, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the mortgage held by Troy & Nichols, Inc. of record in Book , page , said Register's Office. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to such easements, setback lines and Restrictive Covenants of record in said Register's Office.

0 6 8 5 2

IDENTIFICATION REFERENCE

JUN 3 2 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (x) improved ( ) property, known as 4808 Blue Springs Drive 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 heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered 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 21st day of May, 19 86

Nina L. Walls

1561

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STATE OF Ohio
County of Cuyahoga

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Nina L. Walls

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at South Euclid, Ohio ~~Tennessee~~, this 27th day of May, 19 86.

K. IRENE SOLOMON, Notary
Residence Co. Cuyahoga
State of Ohio
My Commission Exp. Nov. 4, 1990

Commission expires _____

K. Irene Solomon
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
Nina L. Walls

TO
Shahram Nikahd

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

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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
			1247.30	
			187.46	CSTAX
			.50	PRFEE
			6.00	MDEED
				CHECK 193.96
1061A06/03/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 8 5 2

IDENTIFICATION REFERENCE

JUN 3 2 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254732