This Instrument Prepared By:
Paul M. Buchanan
Attorney at Law
Third Floor Noel Place
200 Fourth Avenue, North
Nashville, TN 37219

BOOK 7059 PAGE 143

file 46

WARRANTY DEED Mortgagee: Security Federal S & L

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hrayr K. Shahinian (NAME)	Security Federal Savings & Loan (NAME)	117-5A-121 CO
1900 Richard Jones Rd. #H-1 (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, TN. 32715 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS * ($10.00) * * * * * * * * * * * * * * * * * * *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged,

S 9 5 6 4

IDENTIFICATION REFERENCE

DEC 4 10 27 AM '86

REGISTER
DAVIDSON COUNTY TN

HARRIET B. AUSTIN and husband, BRICE AUSTIN and MIKE E. BUCHANAN and wife, DORRIS M. BUCHANAN

have bargained and sold, and by these presents do transfer and convey unto the said HRAYR K. SHAHINIAN his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Unit No. H-1 in a Horizontal Property Regime on the Plan of Green Hills Terrace, as of record in Plat Book 5200, page 64, Register's Office for said County to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harriet Austin, Mike E. Buchanan and wife, Dorris M. Buchanan, by deed from Johnnie R. Buchanan, a widow, as of record in Book 5670, page 963.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701, et seq., of the Tennessee Code Annotated; to the By-Laws for administration thereof, to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established, over, through or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to The Green Hills Terrace, as of record in Book 5304, page 702, Register's Office for said County.

NOTE: Attorney-in-Fact for the said parties shown hereon, by Power of Attorneys being recorded in the Register's Office for Davidson County, Tennessee, simultaneously with this instrument.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,500.00

Affiant

Subscribed and sworn to before me, this the 1st day of December 19 86

Notary Public

My commission expires: 1-21-90

(Affix Seal)

unimproved ( ) This is improved (X) property, known as 1900 Richard Jones Road, H-1, Nashville, TN 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HRAYR K. SHAHINIAN *his heirs and assigns, forever.*

And we *do covenant with the said* HRAYR K. SHAHINIAN *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.*

And the undersigned *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* HRAYR K. SHAHINIAN *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* December, *19* 86., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mike E. Buchanan
By: Paul M. Buchanan
Attorney in Fact

Dorris M. Buchanan
By: Paul M. Buchanan
Attorney in Fact

Harriet B. Austin
BY: Paul M. Buchanan,
Attorney in Fact

Bruce Austin
By: Paul M. Buchanan
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7059 PAGE 145

On this 1st day of December, 1986, before me personally appeared Paul M. Buchanan, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Harriet B. Austin and husband Brice Austin and Mike E. Buchanan and wife, Dorris M. Buchanan, and acknowledged that he executed the same as the free act and deed of the said Harriet B. Austin and husband, Brice Austin and Mike E. Buchanan and wife, Dorris M. Buchanan.

Witness my hand and official seal at Nashville, Tennessee.

Mary Ann Kelley
Notary Public

My commission expires: 3-11-90

STATE OF.....
COUNTY OF.....

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....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

HARRIET AUSTIN AND HUSBAND, BRICE AUSTIN: MIKE E. BUCHANAN AND WIFE, DORRIS M. BUCHANAN

TO

HRAYR K. SHAHINIAN

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BOOK 7059 PAGE 146

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

RECEIVED OF _____

FOR _____

BOOK 7059 PAGE 147

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

7350.00- CAMT.
205.80 CSTAX
.50 PREF
12.00 WDED
CHECK 218.30-
3195A 12/04/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69564

IDENTIFI REFERENCE

Dec 4 10 27 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18994