G4641 Box 14

BOOK 7479 PAGE 418 FORM NO. WD-1

Box 14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,300

Susan Calvert-Rosberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1988.

Notary Public

MY COMMISSION EXPIRES: July 10, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Ali Farkoshi~~ (NAME)	~~Fidelity Federal Savings & Loan~~ (NAME)	
~~3040 Owendale Drive~~ (STREET ADDRESS OR ROUTE NUMBER)	~~401 Union~~ (STREET ADDRESS)	150-9-A
~~Antioch, TN 37013~~ (CITY) (STATE) (P.O. ZIP)	~~Nashville, Tennessee 37219~~ (CITY) (STATE) (ZIP)	65

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, Fox Ridge Company, a Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ali Akbar Rezanejad Farkoshi and wife, Shahrzad Bahraminejad

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. 219 on the Plan of Forest View Park, Section VII as of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from Kate Barksdale Cain, Trustee and John E. Cain, III as of record in Book 6955, Page 268, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 7075, Page 472, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions, and set back lines, if any, easements and rights of way for public utilities.

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

This is unimproved ( ) improved (XX) property, known as 3040 Owendale Drive, Antioch, TN 37013 (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 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 hand S this 25th day of February, 19 88

FOX RIDGE COMPANY, A LIMITED PARTNERSHIP
BY: FOX RIDGE HOMES, INC., A GENERAL PARTNER

Alphonse H. Davis — Deborah P. Buford

BY: ALPHONSE H. DAVIS BY: DEBORAH P. BUFORD

Certificate of Limited Partnership of record in Book 6063, Page 891, said Register's Office.

BOOK 7479 PAGE 419

STATE OF TENNESSEE
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 _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, ~~the undersigned~~ _____ a Notary Public within and for the State and County aforesaid, personally appeared ~~Alphonse H. Davis~~ _____ and ~~Deborah P. Buford~~ _____ with whom I am personally acquainted and who upon (his oath / their several oaths / himself / themselves) acknowledged (themselves) to be the President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that (he) as such ~~President~~ Vice President (they) 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 Alphonse H. Davis as such President, and attesting the same by the said Deborah P. Buford as such Vice President

Witness my hand and official seal at office at ~~Brentwood, TN~~ _____ on this the 25th day of February 19 88 All as the act and deed of the corporation as General Partner of Fox Ridge Company, a Limited Partnership.

My commission expires 1/11/92 _____
Notary Public

WARRANTY DEED

FROM
Fox Ridge Company, a Limited Partnership

TO

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

0 8 5 2 3

IDENTIFICATION REFERENCE

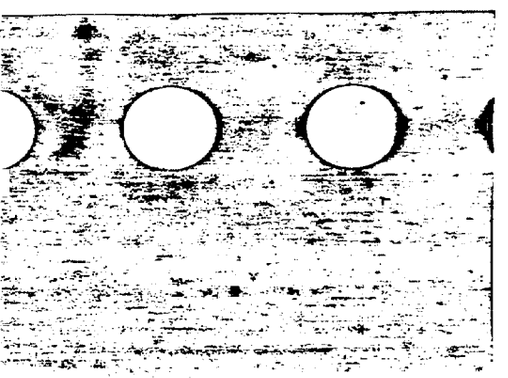
FEB 29 2 28 PM '88

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1038 02/29 0101 03CHECK

248.14





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

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

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

BOOK 7179 PAGE 420

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 86300.00
CON TX 241.64
PRFEE 0.50
WDEED 6.00
TOTAL 248.14
CHECK 248.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 5 2 3

IDENTIFICATION REFERENCE

FEB 29 2 28 PM '00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65755