FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,533.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 89

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. · Suite 305, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Higgins (NAME)	The New York Guardian Mortgagee (NAME)	MAP 150-9
2945 Owendale Drive (ADDRESS)	C.S. P.O. Box 840 (ADDRESS)	PARCEL 88.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	

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, Mohammad Akram and wife, Taira I. Akram

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Higgins and wife, Roberta K. Higgins

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. 11, Section Four, Phase One, Forest View Park of record in Plat Book 5800, page 289, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mohammad Akram and wife, Taira I. Akram by deed from Fox Ridge Company, a Limited Partnership of record in Book 6524, page 106, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6312, page 609 and Book 6220, page 646 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Mohammad Akram and wife, Taira I. Akram to secure to City Federal Savings Bank*, dated April 23, 1987, with an approximate unpaid principal balance of $74,583.59, of record in Book 7226, page 366, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

*now being serviced by The New York Guardian Mortgagee Corp.

6 U U
JUN 30 8 39 AM '89

0412 06/30 0101 03CHECK 308.45

This is (unimproved ( ) improved (X) property, known as 2945 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 30th day of June, 19 89

Mohammad Akram by Rick Burns ATTY-IN-FACT
Mohammad Akram

Taira I Akram by Rick Burns ATTY-IN-FACT
Taira I. Akram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7878 PAGE 96

On this the 30th day of June, 19 89, before me personally appeared Nick Briner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mohammad Akram, and who acknowledged that he executed the same as the free act and deed of the said Mohammad Akram, by virtue of that Power of Attorney, duly executed by the said Mohammad Akram and appearing of record in Book 7842, page 809, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 89.

My Commission Expires: 5-8-91

Notary Public

State and County aforesaid.

and _____ with whom I am personally acquainted

upon _____ oath(s) acknowledged _____ to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

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 _____ 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

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 19 89, before me personally appeared Nick Briner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Taira I. Akram, and who acknowledged that he executed the same as the free act and deed of the said Taira I. Akram, by virtue of that Power of Attorney, duly executed by the said Taira I. Akram and appearing of record in Book 7842, page 807, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 89.

My Commission Expires: 5-8-91

Notary Public

WARRANTY DEED

FROM

Mohammad Akram and wife, Taira I. Akram

TO

William L. Higgins and wife, Roberta K. Higgins

RETURN TO:

CUMBERLAND TITLE COMPANY

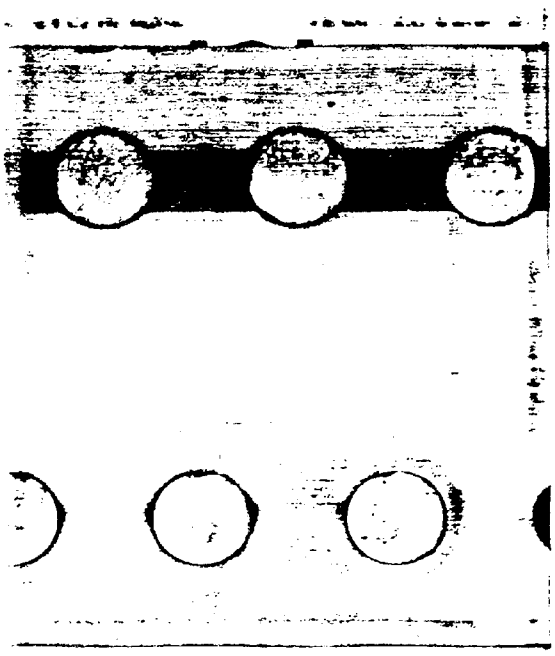
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

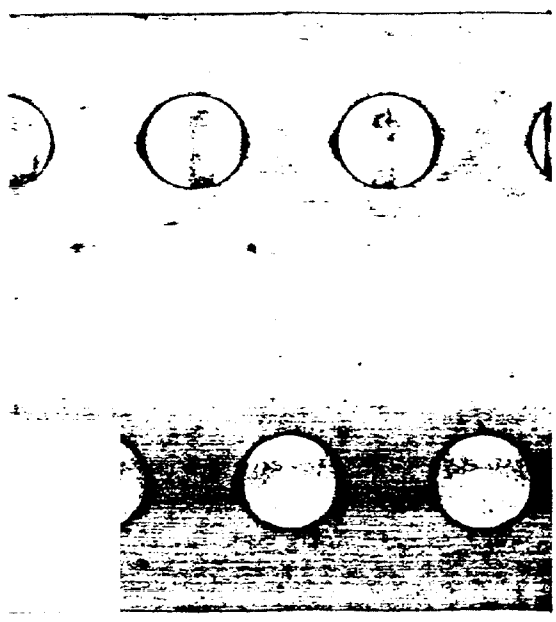
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

FILED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7878 PAGE 97

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 91533.59
				CON TX 301.95
				PRFEE 0.50
				WDEED 6.00
				TOTAL 308.45
				CHECK 308.45

06/30/89 01 08:41 0001 0402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45600

JUN 30 8 39 AM '89

No. 224687