BOOK 8058 PAGE 111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,735.29

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, 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
Mattie Irene Bond (NAME)	Leader Federal Bank for Savings (NAME)	MAP 105-13
1308 Beechwood Avenue (ADDRESS)	P.O. Box 1860 (ADDRESS)	PARCEL 132
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-1860 (CITY) (STATE) (ZIP)	24W-11465

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, Hamid K. Arab, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mattie Irene Bond, unmarried

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 part of Lot No. 83, said lot being the westerly 50 feet of Lot No. 83 on the Plan of lots of Belmont Land Companies of record in Book 421, page 34, Register's Office for Davidson County, Tennessee. Said part of Lot No. 83 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 188.00 feet to an alley.

Being the same property conveyed to Hamid K. Arab, a single person by deed from Richard B. Powell and wife, Sarah L. Powell of record in Book 7943, page 760, Register's Office for Davidson County, Tennessee.

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 2093, page 107 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Richard B. Powell and wife, Sarah L. Powell to Leader Enterprises, Inc., Trustee for Leader Federal Savings & Loan Association, dated June 9, 1986, with an approximate unpaid principal balance of $58,735.29, of record in Book 6883, page 538 and rerecorded in Book 6894, page 343, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 1308 Beechwood Avenue, Nashville, Tennessee 37212
(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 my hand this 28th day of February, 19 90

Hamid K. Arab

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8058 PAGE 112

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hamid K. Arab, a single person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 19 90

Commission expires 5.26.92

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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 _____ 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

08367

IDENTIF. REFERENCE

MAR 6 8 03 AM '90

DAVIDSON COUNTY TN.

9586 03/06 0101 03CHECK 217-21

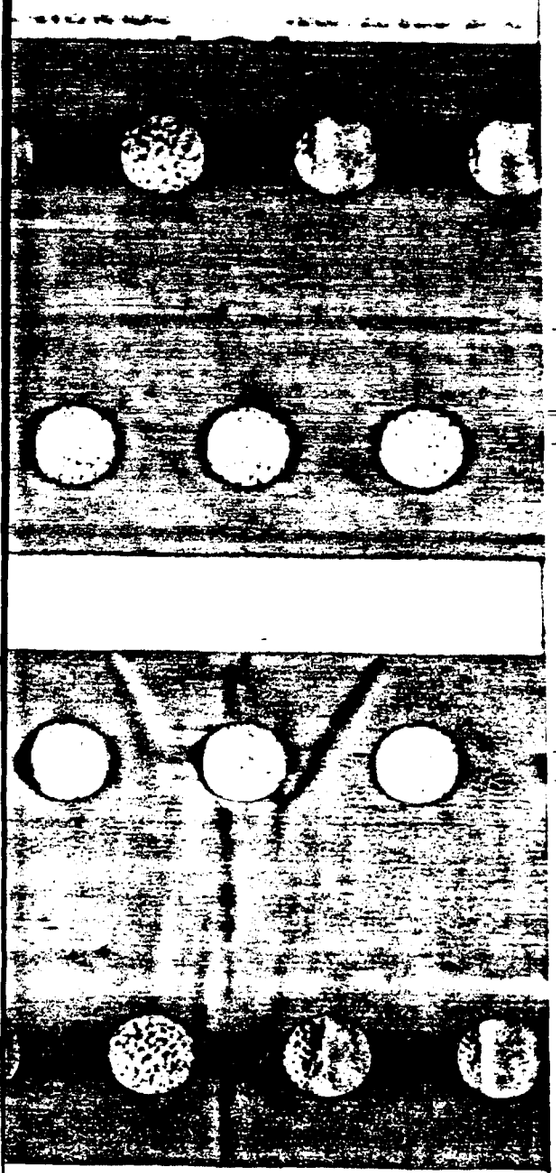
WARRANTY DEED

FROM
Hamid K. Arab

TO
Mattie Irene Bond

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



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

RECEIVED OF _____

FOR _____

BOOK 8058 PAGE 113

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

CAMT 63735.29
CON TX 210.21
PRFEE 1.00
WDEED 6.00
TOTAL 217.21
CHECK 217.21

03/06/90 01 08:05 0001 9586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08367

IDENTIF. REFERENCE

MAR 6 8 03 AM '90

DAVIDSON COUNTY TN.

No. 298089