Box 27-B



| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Jean Barfield | BancBoston Mortgage Corp. | Map and Parcel |
| 5510 Country Drive #106 | ATTN: Tax Department | 162-09A106CO |
| Nashville, TN 37211 | P.O. Box 44090 | |
| | Jacksonville, FL 32231 | |

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Amin Safavi and wife, Janice Safavi,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jean Barfield, unmarried,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Townhouse No. 106, Building 17 on the Plan of Hickory Valley Condominium, Phase 2, of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which reference is here made, and held under the provisions of a Master Deed Establishing a Horizontal Regime, of record in Book 4659, Page 32, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amin Safavi and wife, Janice Safavi by deed from Pamelia J. Baggett, unmarried, of record in Book 7253, Page 24, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 5510 Country Drive, Nashville, Tennessee 37211.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Book 4460, Page 133, and all matters therein; (2) Master Deed and By-Laws of record in Book 4659, Page 32, and Book 4937, Page 429, said Register's Office; (3) Tax Lien for the current year, said taxes remaining in escrow and the payment of same assumed by the Grantees; (4) Easement of record in Book 5606, Page 663, said Register's Office; (5) Deed of Trust of record in Book 7253, Page 27, and rerecorded in Book 7300, Page 754, said Register's Office; (6) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $49,998.78.

Jean Barfield
Affiant

Subscribed and sworn to before me this 14th day of March, 1990.

Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

NOTARY PUBLIC AT LARGE

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee of an indebtedness secured by a Deed of Trust of record in Book 7253, Page 27, and rerecorded in Book 7300, Page 754, said Register's office.

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the Grantors have caused this Deed to be executed this 6th day of March, 1990.

Amin Safavi

Amin Safavi

Janice A. Safavi

Janice Safavi

9934 03/06 0101 03CHECK 172.00

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Amin Safavi and wife, Janice Safavi, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 1990.

Cindy S. Smith

Notary Public
My Commission Expires: 11/2/90

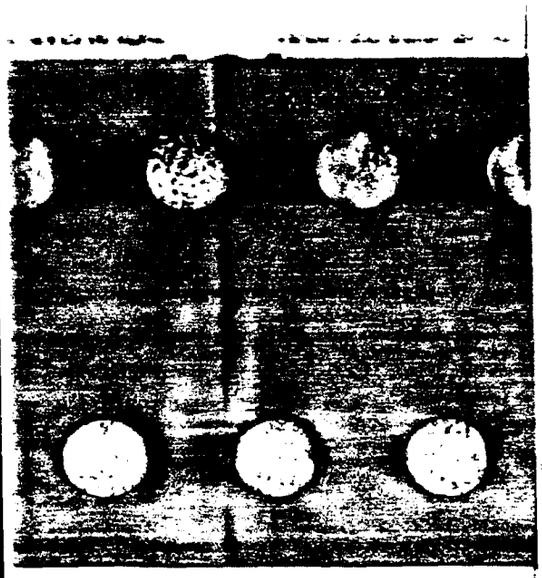
NOTARY PUBLIC AT LARGE

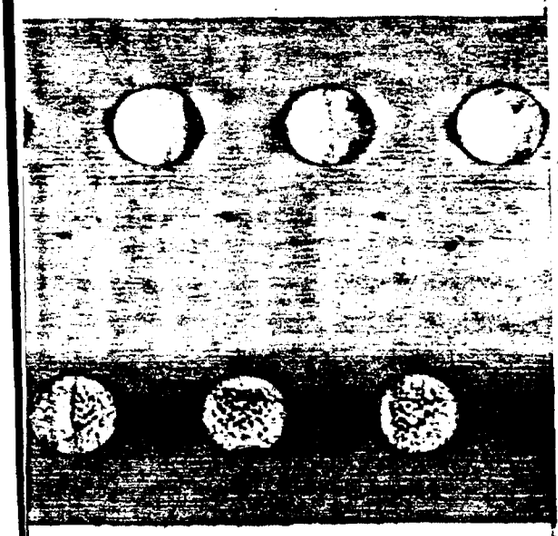
08653

IDENTIF. REFERENCE

MAR 6 3 55 PM '90

DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8058 PAGE 990

| | | |
|---|---|---|
| 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 49998.78 |
| | | | | CON TX 165.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 172.00 |
| | | | | CHECK 172.00 |
| 03/06/90 | 01 | | | 15:54 0001 9934 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0,8653

IDENTIF. REFERENCE

MAR 6 3 55 PM '90

DAVIDSON COUNTY TN.

No. 298433