9320 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8111 PAGE 630

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAEID LOTFI (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 148-12
124 Dowdy Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 169
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B.# 2DU-22966

FOR AND IN 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, ROBERT E. BAIRD AND WIFE, JUDY D. BAIRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAEID LOTFI AND WIFE, MARGARET M. LOTFI

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 84 on the Plan of Section 11 Hazelwood, as of record in Plat Book 4300, page 22, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. Baird and wife, Judy D. Baird by deed from William Wauford and wife, Patricia E. Wauford of record in Book 5109, page 633, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3957, page 552 made applicable in Book 4381, page 133; and (3) All matters appearing on the Plan of record in Plat Book 4300, page 22, said Register's Office.

2716

TENNESSEE REFERENCE

MAY 18 8 35 AM '90

FELIX Z. WILSON, REGISTER

2716 05/18 0101 03CHECK 196.09

unimproved ( )
This is improved (XX) property, known as 124 Dowdy Court, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of May, 19 90.

Robert E. Baird
ROBERT E. BAIRD

Judy D. Baird
JUDY D. BAIRD

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 8111 PAGE 631

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. BAIRD AND WIFE, JUDY D. BAIRD with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of May, 19 90.

My commission expires 3/27/93 Notary Public Catherine C. Weisiger

CATHERINE C. WEISIGER NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 90

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL)

Notary Public

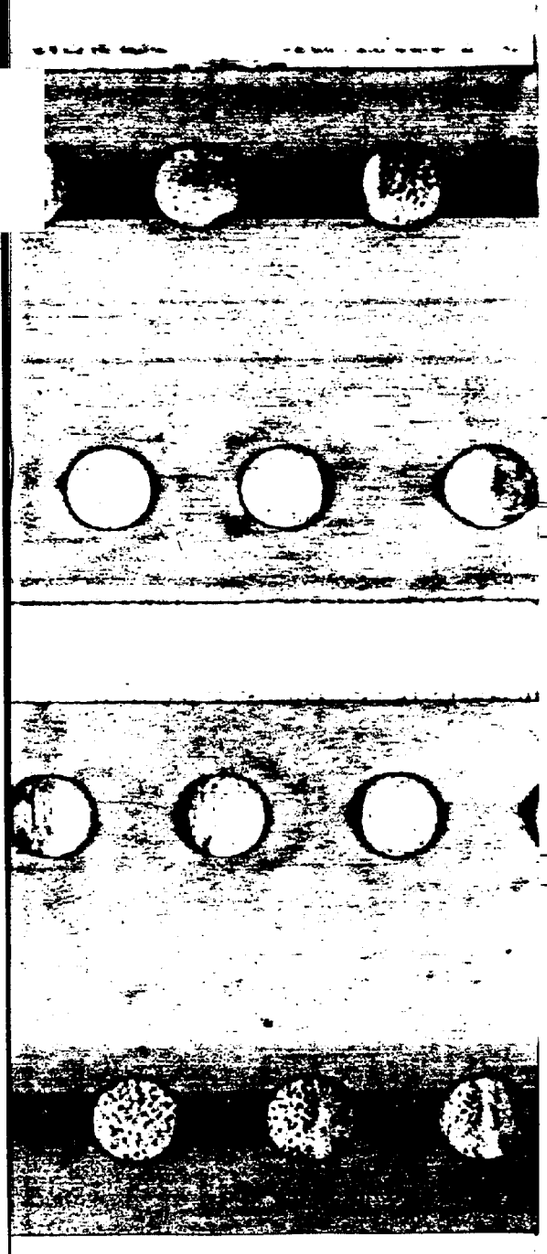
CATHERINE C. WEISIGER NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM ROBERT E. BAIRD AND WIFE, JUDY D. BAIRD

TO SAEID LOTFI AND WIFE, MARGARET M. LOTFI

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8111 PAGE 632

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 57300.00
CON TX 189.09
PRFEE 1.00
WDEED 6.00
TOTAL 196.09
CHECK 196.09

05/18/90 01 08:38 0001 2716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27164

IDENTIFI REFERENCE

MAY 18 8 35 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320154