40095

BOOK 8148 PAGE 862

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

IDENTIFICATION REFERENCE

JUL 9 3 45 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

The actual consideration or value, whichever is greater, for this transfer is $ 5,000.00 .

Hassan M Eslami
Affiant

Subscribed and sworn to before me this 9th day of July, 1990.

Wanda Fritts
Notary Public

My Commission Expires: 10-9-91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Hassan M. Eslami and		6DA 15732
Homayoon Najafabaoi	SAME	119-06-265
3008 Wilford Pack Court		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HASSAN M. ESLAMI AND HOMAYOON NAJAFABAOI**, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Re-Subdivision of Lots 13, 14 and 15 of Rosewood Estates, Section I, as of record in Book 5190, page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's Deed from Union Financial Corporation, Substitute Trustee, of record in Book 8067, page 366, Register's Office for said County.

This conveyance is made subject to:

1. 1990 taxes, a lien not yet due and payable which have been prorated and assumed by Grantees.

2. By instrument not entitled to registration, dated January 31, 1977, of record in Book 5110, page 595, Register's Office for said County, certain restrictive covenants were purportedly made applicable to both Sections One and Two of Rosewood Estates. Thereafter, by an instrument of record in Book 5176, page 649, Register's Office for said County, also not entitled to registration, dated April 5, 1977, reciting the purpose "to

exceed and supercede" the aforesaid instrument recorded in Book 5110, page 595, certain restrictive covenants were purportedly made applicable to Sections One, Two and Three of Rosewood Estates. Subsequently, by a properly recorded instrument of record in Book 5264, page 398, Register's Office for said County, dated March 20, 1978, Cool Valley Corporation, et al, undertook to amend the instrument of record in Book 5176, page 649, respecting Paragraph C-1 thereof.

3. Matters shown on the Plan of record in Book 5190, page 17, Register's Office for said County.

This is improved property, known as 112 Glenrose Circle, Nashville, Tennessee, 37211.

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 it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 hands this 9th day of July, 1990.

METROPOLITAN FEDERAL SAVINGS
AND LOAN ASSOCIATION

By: Harold W. Fitzpatrick

Name: Harold W. Fitzpatrick

Title: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

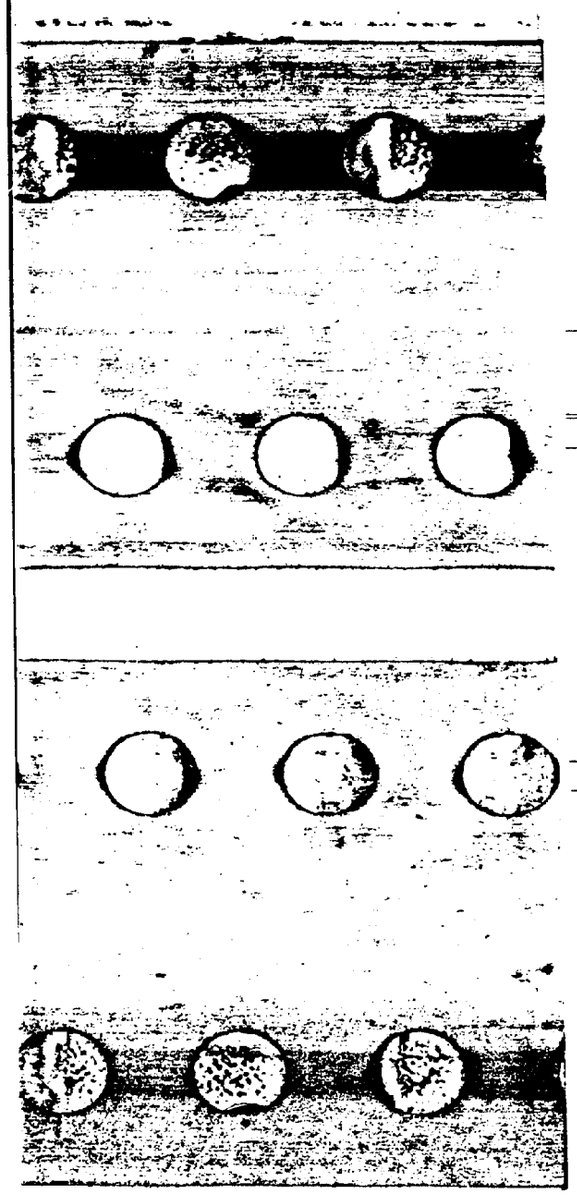
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold W. Fitzpatrick with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Senior Vice President 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 9th day of July, 1990.

Wanda Fitts
Notary Public

My Commission Expires: 10-9-91

8427.07/09/90 01:03CHECK 23.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	5000.00
CON TX	16.50
PRFEE	1.00
WDEED	6.00
TOTAL	23.50
CHECK	23.50

07/09/90 01 15:47 0001 8427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40095

IDENTIFI REFERENCE

JUL 9 3 45 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335297