BOOK 8360 PAGE 622

MAIL ENV.

17517

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 47744.61

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 24th DAY OF May, 1991.

Notary Public

MY COMMISSION EXPIRES: Oct 5, 1992

This Instrument prepared by:

KING & TURNBOW, ATTORNEYS-AT-LAW, 203 3RD AVE. SO., FRANKLIN, TN

Address New Owner (s):	Send Tax Bills To:	Map Parcel Number:
Fruzandeh Oden & Amir Roshanfar	Same	162-6 171
222 Oak Ct.		
Nashville, TN 37211		

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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 considerations, the receipt of which is hereby acknowledged, Shahrokh Fani, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Fruzandeh Oden and husband, Amir Roshanfar, hereinafter called the Grantees, their heirs and assigns, certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 146 on the Plan of Fair Oaks, Section II, of record in Book 4460, page 53, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shahrokh Fani by deed of record in Book 7415, page 3, Register's Office of Davidson County, Tennessee.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made to AmSouth Mortgage Company, Inc., which deed of trust is recorded in the office of Register of Deeds of Davidson County, Tennessee, in book 6593 and page 82, liens agreement of record in book 6593, page 85, and note of even date thereby secured, in the original principal amount of $ 53,900.00, payable to AmSouth

Mortgage Company. And for the same consideration Grantees hereby assume the obligations of Shahrokh Fani, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

Subject to restrictions of record in Book 4556, page 718 said Register's Office

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

This is improved property, known as 222 Ocala Drive, Nashville, TN 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 heir and assigns, forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 24th day of May, 1991.

Shahrokh Fani 5857 05/28 0101 03CHECK 171.01

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shahrokh Fani, 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 seal at Franklin, Tennessee, this the 24th day of May, 1991.

NOTARY PUBLIC

My Commission Expires: Oct. 5, 1992

NOTARY PUBLIC STATE OF TENNESSEE KAREN MELODY PERSON



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 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	49734.61
CON TX	164.01
PRFEE	1.00
MTGFEE	6.00
TOTAL	171.01
CHECK	171.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/28/91 01 15:31 0001 5857

I 7.5 I.7.

IDENTIFICATION REFERENCE

MAY 28 3 30 PM '91

No. 425416