BOOK 8482 PAGE 917

# WARRANTY DEED

This instrument was prepared by:
**SCHULMAN, LeROY & BENNETT, P.C.**
P. O. Box 2707
Nashville, Tennessee 37219

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| Hossien Mohammadkhah<br>5817 Robertson Ave<br>Nashville, TN. 37209 | Same | Map 118-4<br>Parcel 240<br>Field Book<br>06DA 23980 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $31,500.00.

Josephine Hooper
Affiant

Subscribed and sworn to before me this 8 day of November, 1991.

Notary Public

My Commission Expires:

1/11/92

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Josephine H. Hooper, a single person, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Hossien Mohammadkhah, hereinafter referred to as Grantee, his heirs, successors 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. 144 on the Plan of Grandview Heights, of record in Book 161, page 14 and 15, Register's Office for said County.

Said Lot No. 144 fronts 50 feet on the easterly side of Winford Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Josephine H. Hooper by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee, of record in Book 8367, page 648, Register's Office of Davidson County, Tennessee.

This is improved property on 2308 Winford Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8 day of November, 1991.

Josephine Hooper

Josephine H. Hooper

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 8 day of November, 1991, before me personally appeared Josephine H. Hooper to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 8 day of November, 1991.

Skip Sullivan

Notary Public

SKIP SULLIVAN NOTARY PUBLIC STATE

My Commission Expires:

1/11/92

6.00

IDENTIFICATION REFERENCE

Nov 8 3 21 PM '91

7994 11/08 0101 03CHECK 123.55

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8482 PAGE 919

| | | |
|---|---|---|
| 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 31500.00
CON TX 116.55
PRFEE 1.00
WDEED 6.00
TOTAL 123.55
CHECK 123.55

11/08/91 01 15:22 0001 7994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0 9. I. O.

IDENTIFICATION REFERENCE

Nov 8 3 21 PM '91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

No. 475117