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Bck 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 91

Notary Public

MY COMMISSION EXPIRES: 11/24/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Bidwell, 315 Deaderick St., Su. 1100, NASHVILLE, TN 37238-1465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Kerr	New Owner	MAP 147-8
208 Melmac Drive (NAME)	208 Melmac Drive (NAME)	PARCEL 196
Nashville, TN 37211 (ADDRESS)	Nashville, TN 37211 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mojgan Rokni Roschanzamir

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Kerr and wife, Lucile M. Kerr

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 21 on the plan of Revision to Lots 19 thru 24 on the plan of Section 4, Beverly Heights, of record in Book 5190, page 471, Register's Office for Said County.

Said Lot No. 21 fronts 30 feet on the southerly margin of the cul-de-sac at the terminus of Hopewood Court and extends back 150.17 feet on the easterly line and 167.55 feet on the northwesterly line to a broken line in the rear, measuring 165.20 feet thereon.

Being the same property conveyed to Mojgan Rokni and Mitra Rokni, both married person, by deed from W. L. Bainbridge, Inc., of record in Book 5741, page 988, Register's Office for Davidson County, Tennessee. And further conveyed to Mojgan Rokni, now Mojgan Roschanzamir, by Quitclaim Deed from Mitra Rokni, of record in Book 8494, page 746, Register's Office for Davidson County, Tennessee.

NOTE: Mojgan Rokni is now known as Roschanzamir.

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.

This conveyance is subject to the 1991 taxes which are paid, prorated and assumed by the grantees. The above referenced plan of record; restrictive covenants of record in Book 5626, page 220, said Register's Office and any and all easements running with the land.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 208 Hopewood Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 27th day of November 19 91

Mojgan Rokni Roschanzamir by Hamid Yavari Attorney in fact
Mojgan Rokni Roschanzamir

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned ~~Mojgan Rokni Roschanzamir~~, a Notary Public in and for said County and State, the within named by Hamid Yavari as her Attorney in Fact

the bargainor, 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 official seal at Nashville, Tennessee, this 27th day of November 1991.

Commission expires 11/27/92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

6.6.6.1.7

IDENTIFICATION REFERENCE

Dec 4 9 16 AM '91

9153 12/04 0101 03CHECK 173.50

WARRANTY DEED

FROM
~~Mojgan Rokni Roschanzamir~~

TO
Charles E. Kerr and wife, Lucile M. Kerr

RETURN TO:
K. Thomas Sidwell
315 Deaderick St., Su. 1100
NASHVILLE, TN 37238-1465

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 6.00
TOTAL 173.50
CHECK 173.50

12/04/91 01 09:19 0001 9153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.6 6.1 7.

IDENTIFICATION

DEC 4 9 16 AM '91

No. 481722