68708

IDENTIF. & REFERENCE

93 SEP 30 AM 11:01

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9098 PAGE 362

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

OUR FILE NUMBER: R-3059

MAP/GROUP/PARCEL
044-01-0-016.00

NEW OWNER'S ADDRESS:
Crystal D. Wynn and
Bahram Safarpoor-Monfared
331 Keaton Avenue
Old Hickory, Tennessee 37138

1625 09/30 0101 03CHECK 207.88

SEND TAX BILLS TO:
Real Estate Financing, Inc.
605 South Perry Street
Montgomery, Alabama 36101-0669

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, we, Cynthia J. Stubblefield (n/k/a Cynthia Stubblefield Seat) and husband John Wayne Seat and Horace Jarvis and wife, Doris Jarvis, hereinafter called Grantors, do hereby transfer and convey unto Crystal D. Wynn and Bahram Safarpoor-Monfared, tenants in common, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in the 4th Civil District of Davidson County, Tennessee.

BEING Lot No. 30 on the Map of Scenic View Subdivision, not of record and described as follows:

Beginning at a point in the northeasterly margin of Keeton Avenue, the common corner of Lots Nos 29 and 30; thence with the line between said lots, northeasterly 286.3 feet to a point; thence southeasterly 100 feet to the corner of Lots No.s 30 and 31; thence with the line between said lots, southwesterly 286.9 feet to the margin of Keeton Avenue; thence with the margin of said Avenue, northwesterly 100 feet to the beginning.

BEING the same property conveyed to grantors herein by Deed of record in Book 7391, Page 151, Register's Office for said county.

John Wayne Seat, husband of Cynthia Stubblefield Seat, joins in this conveyance for the purpose of conveying any marital interest he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 7391, Page 154, Register's Office for Davidson County, Tennessee, in the original amount of $48,318.00, the same being payable to Third National Bank, the same being assigned in Book 7409, Page 931, and now being payable to Real Estate Financing, Inc.

GRANTEES execute this Deed as evidence of their assuming and promising to pay the debt hereinabove described.

Cynthia J. Stubblefield Seat
Cynthia J. Stubblefield
(n/k/a Cynthia Stubblefield Seat)

John Wayne Seat
John Wayne Seat

Horace Jarvis
Horace Jarvis

Doris Jarvis
Doris Jarvis

Crystal D. Wynn
Crystal D. Wynn

Bahram Safarpoor Monfared
Bahram Safarpoor Monfared

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Cynthia J. Stubblefield (n/k/a Cynthia Stubblefield Seat) and husband John Wayne Seat, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 23rd day of September, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-97

STATE OF KY
COUNTY OF Muhl

PERSONALLY appeared before me, the undersigned authority, Horace Jarvis and wife, Doris Jarvis, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Bremen KY on this the 14th day of September, 1993.

Teresa D. Baggett
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-97

TERESA D. BAGGETT NOTARY PUBLIC STATE AT LARGE KY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Crystal D. Wynn and Bahram Safarpoor-Monfared, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 21 day of September, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-94

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $52669.31

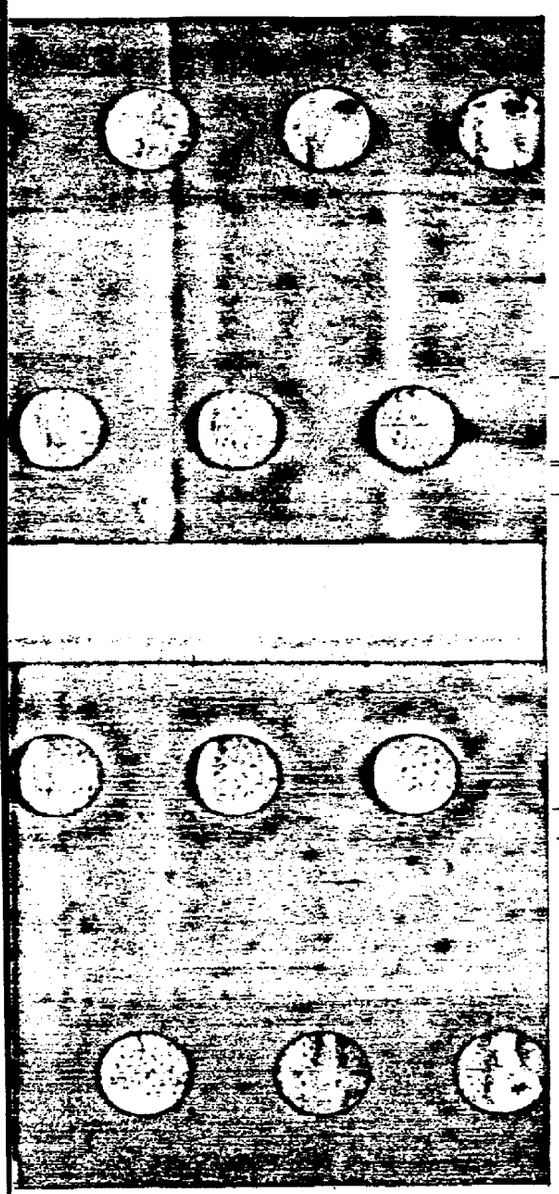
Cynthia J. Stubblefield Seat
AFFIANT

Sworn to and subscribed before me, this the 21 day of September, 1993.

NOTARY PUBLIC

My Commission Expires:
2-1-94

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 9098 PAGE 365

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 52669.31
				CON TX 194.88
				PRFEE 1.00
				WDEED 12.00
				TOTAL 207.88
				CHECK 207.88
09/30/93	01			11:04 0001 1625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68708
IDENTIF. # REFERENCE

93 SEP 30 AM 11:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 703983