BOOK 9479 PG 722

FILE BOX 61

[redacted] & RETURN TO:
DYER, [illegible]
30 BURTON [illegible]
NASHVILLE, TN 37201

FILE BOX 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 94

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GILLIAN E. M. EFTEKHARI		MAP 149-01-0-B
(NAME)	(NAME)	
804 Billingsgate Court		PARCEL 068CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		FB # 02DX-07571
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, KEITH KILPATRICK, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GILLIAN E. M. EFTEKHARI AND EZATOLLAH EFTEKHARI, BOTH UNMARRIED

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. 269, on the Plan of Piccadilly Square, Phase III, a Planned Unit Development, of record in Book 6250, Pages 892, 893, and 894, Register's Office of said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

prepared by Rebecca Harland

BEING the same property conveyed to Keith Kilpatrick and wife, Shelley Kilpatrick, by Deed from The Price Company, Inc., of record in Book 7454, Page 565, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of record in Minute Book 55C, Page 2177, and File No. 90D-945, Probate Court, Davidson County, Tennessee. The property was further conveyed to Keith Kilpatrick by Quitclaim Deed from Shelley Davidson, formerly being known as Shelley Kilpatrick, joined by her husband, Michael Davidson, of record in Book 9194, Page 225, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6236, Page 683, amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, rerecorded in Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, and Book 6518, Page 190, said Register's Office; Clarification Concerning the Declaration of Covenants and Restrictions, of record in Book 6830, Page 739, said Register's Office; easements and setback lines as set

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 804 Billingsgate Court, Antioch, TN 37013
(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 our hand s this 28th day of September 19 94

Keith Kilpatrick
KEITH KILPATRICK

Diane F. Kilpatrick
DIANE F. KILPATRICK

BOOK 9479 PG 723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEITH KILPATRICK AND WIFE, DIANE F. KILPATRICK

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 19 94

Commission expires 5-24-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a 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

Legal continued from Page 1

forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Diane F. Kilpatrick, spouse of the above named Keith Kilpatrick, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

95626

IDENTIF. & REFERENCE

94 SEP 30 AM 11:02
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

FILE BOX 61

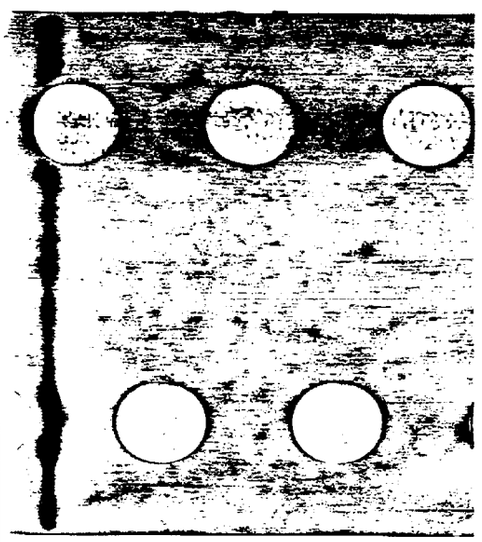
3528 09/30 0101 03CHECK

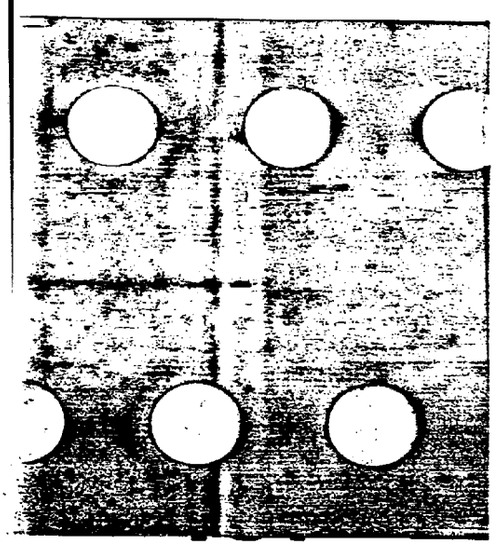
PREPARED BY & RETURN TO:
DYER, BOSTON & TAYLOR, ATTYS
301 BUTTON HILLS BLVD., SUITE 2
NASHVILLE, TN 37215

Page 2 of 2

867.90

DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9479 PG 724

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 97000.00
				CON TX 358.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 367.90
				CHECK 367.90
09/30/94	01			11:00 0001 3528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95626
IDENTIF. # REFERENCE

94 SEP 30 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839784