BOOK 9562 PG 340 BOX 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,250.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 19 94
Notary Public
MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abbas Yavari	Mountain States Mortgage	MAP 136-13
(NAME)	(NAME)	
3120 Goodwin Drive	1333 East 9400 South	PARCEL 82
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Sandy, Utah 84093	2DX1198
(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, Peter Heelam and wife, Anna Gail Heelam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abbas Yavari and wife, Sourordokht Rabiei-Talkhoncheh

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. 58 on the Plan of Edge-O-Lake, Section 20-A, of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Peter Heelam and wife, Anna Gail Heelam by deed from David W. Tindell ad wife, Helen M. Tindell of record in Book 8674, page 469, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5460, page 269; and Book 5496, page 670, said Register's Office.

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

The legal description is the same as the previous deed of record.

Grantee(s) herein agree to assume the balance of an indebtedness to West Star Financial Corporation secured by a Deed of Trust of record in Book 8947, page 187, and assigned to Mountain States Mortgage Centers, Inc. of record in Book 9073, page 679, and re-recorded in Book 9111, page 931, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 3120 Goodwin Drive, Nashville, TN 37217
(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 30th day of December 19 94

Peter Heelam

Anna Gail Heelam

Anna Gail Heelam

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 Peter Heelam and wife, Anna Gail Heelam

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 30th day of December, 19 94.

Commission expires 11/22/97

Laura G. Beasley
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, 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

22409

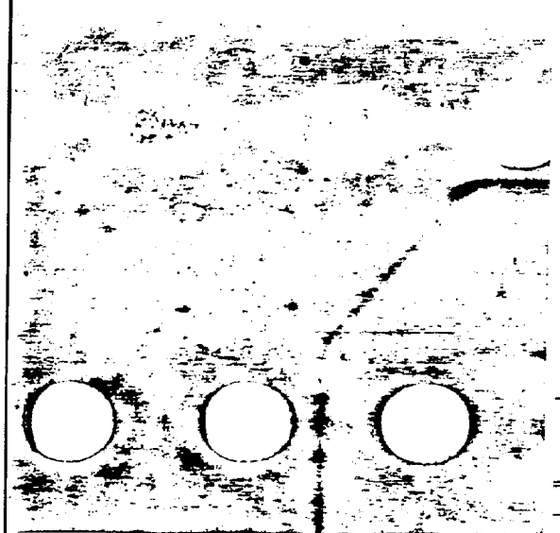
IDENTIF. ↑ REFERENCE

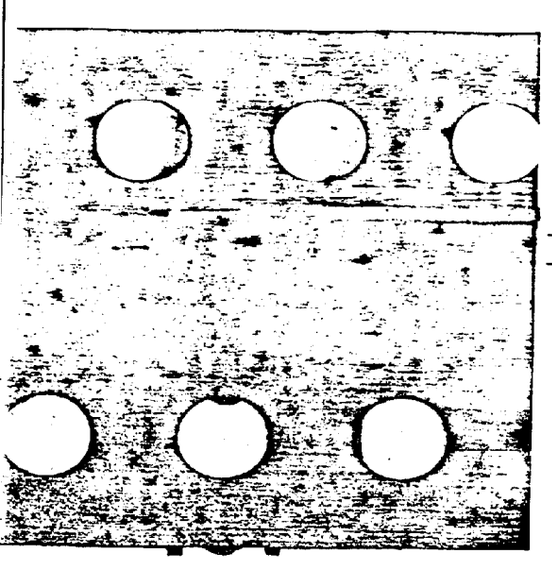
95 JAN -3 PM 2:13

FILED FOR REGISTER
DAVIDSON COUNTY, TN.

8750 01/03 0101 03CHECK

313.14





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

RECEIVED OF _____

FOR _____

BOOK 9562 PG 342

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 82250.00
CON TX 304.14
PRFEE 1.00
WDEED 8.00
TOTAL 313.14
CHECK 313.14

01/03/95 01 14:12 0001 8750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22409
IDENTIF. ↑ REFERENCE

95 JAN -3 PM 2:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 868627