Bk X 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

BOOK 9569 PG 952

**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 |
|---|---|---|
| Salehzadeh Mohammad (NAME) | Same (NAME) | MAP 161-14A |
| 916 ARBOR RIDGE DR. (ADDRESS) | (ADDRESS) | PARCEL 29 |
| ANTIOCH TN 37013 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 6DU82623 |

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, Barnes Investment Group, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Salehzadeh Mohammad

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:

Being Lot No. 29 on the Plan of Phase I of Thrible Springs Estates, of record in Book 6900, page 313, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Barnes Investment Group, Inc. by Trustee's Deed from R. Garry Chaffin, Trustee of record in Book 9148, page 363, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7231, page 59 and Book 8655, page 48 and Book 8776, page 537, 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.

Taxes for the year 1995 are prorated and assumed by the Grantee herein.

24886
IDENTIF. & REFERENCE

95 JAN 12 AM 11:26
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( X )
This is improved ( ) property, known as 105 Thrible Springs 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 6th day of January 19 95

Barnes Investment Group, Inc.
By:
Dorris D. Barnes, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dorris D. Barnes and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Barnes Investment Group, Inc. the within named bargainor, and corporation, and that he as such President 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 Dorris D. Barnes as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 6th day of January 19 95

My commission expires 11/22/97

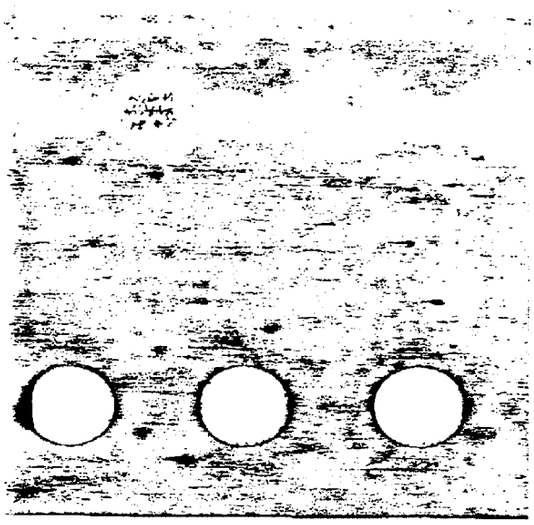
Laura A. Bradley
Notary Public

1528 01/12 0101 03CHECK



86-70

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



RECEIVED OF _____

FOR _____

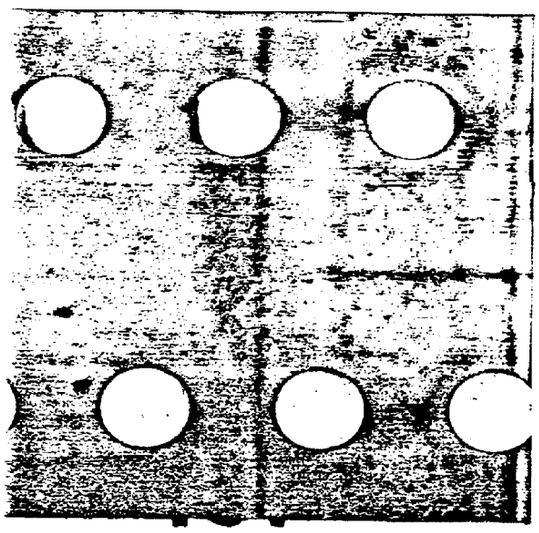
BOOK 9569 PG 954

| | | |
|---|---|---|
| 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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

01/12/95 01 11:26 0001 1528



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

24886
IDENTIF. & REFERENCE

95 JAN 12 AM 11:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 871375