PLEASE FILE IN BOX 19B
PETER WEISS, ATTY.

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
315 DEADERICK STREET, SUITE 1230
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

BOOK 9648 PG 467

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| HOMAYON SARMADI et<br>MOHSEN SARMADI<br>1207 Edmonson Circle<br>Nashville, TN 37211 | "owners" | MAP 133-01<br>PARCEL 0-105.00<br>Field Bk No.<br>6DA-36593 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

H. Sarmadi
AFFIANT

SWORN to and subscribed before me this 17TH day of April, 1995.

Peter Weiss
NOTARY PUBLIC

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

9/17/95

95 APR 18 PM 12:31
REGISTER
DAVIDSON COUNTY, TN.

52710
IDENTIFICATION REFERENCE

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, grantor, **WILLIAM T. HILL, TRUSTEE**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **HOMAYON SARMADI**, a single person, and **MOHSEN SARMADI**, a single person, hereinafter called the Grantee, their heirs (successors) and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and the Southerly 25 feet of Lot No. 4 on the unrecorded Map showing Burrell Jackson's Re-Subdivision of Part of Block "A" of Patterson's Subdivision of Maple Hill, described according to a survey made by Z. J. Wilkinson, Surveyor, July 19, 1941, as follows:

BEGINNING on the Westerly margin of the Nolensville Road at a point 175 feet South of the Southerly margin of McIver Street; thence at right angles Westwardly 161.75 feet, more or less, to the Easterly line of Lot No. 13; thence Southwardly 75 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots Eastwardly 162.5 feet to the Westerly margin of the Nolensville Road; thence with said Road, Northwardly 75 feet to the beginning.

Being the same property conveyed to William T. Hill, Trustee, by Warranty Deed from James M. Sykes and wife, Sallye S. Sykes, appearing of record in Book 7884, page 819, Register's Office for Davidson County, Tennessee.

This is improved property known as 3107 Nolensville Road, Nashville, Tennessee.

This Property is subject to:

1. Metropolitan Davidson County Property Tax for 1995, a lien but not yet due and payable.
2. A Deed of Trust executed by William T. Hill, Trustee, to Michael W. Edwards, Trustee, of record in book 7884 page 822, said Register's Office, to secure to James M. Sykes, et ux, an indebtedness in the amount of $38,000.00, and any other sums which may become due and payable under the terms thereof.
3. Easements of record in Book 4712 page 377, said Register's Office.

TO HAVE AND TO HOLD the said tract (parcel) of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs (successors) and assigns forever.

Grantor does hereby covenant with Grantee that Grantor, as Trustee, has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or

encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs (successors) and representatives, to warrant and forever defend the title to said land to said Grantee, his their (successors) and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Grantor, as Trustee, does not warrant or defend title as to any actions, instruments or things whatsoever the beneficiary of said Trustee may have taken, which might be charged or encumbered in any manner against said property.

Witness my hand this 17th day of April, 1995.

Trustee

William T. Hill, Trustee

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named **William T. Hill, Trustee**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17TH day of April, 1995.

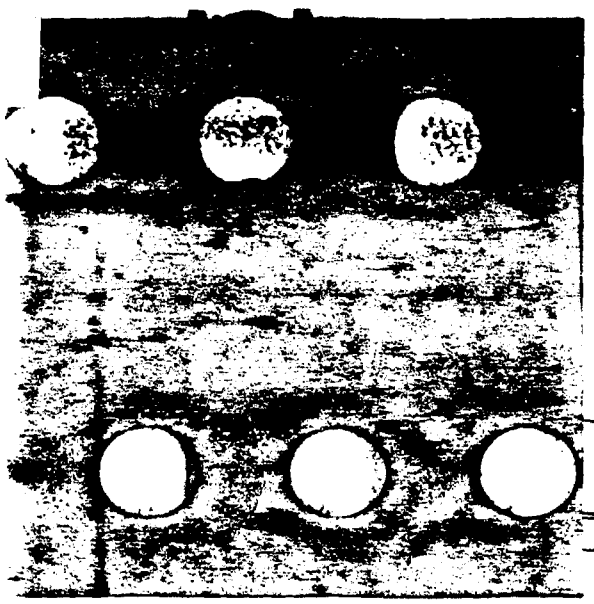
PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

9/12/95

305 0773 1401 03CHECK 334.60



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

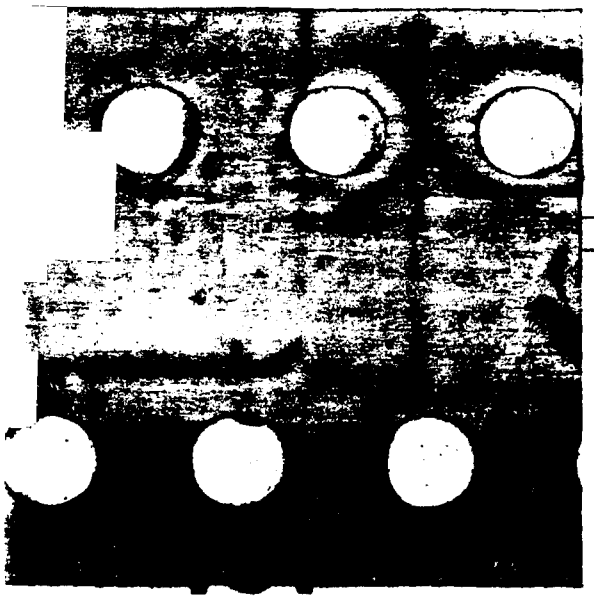
BOOK 9648 PG 469

| | | |
|---|---|---|
| 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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CHECK 334.60

04/13/95 01 12:31 0001 2051



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

52710
IDENTIF. & REFERENCE

95 APR 18 PM 12:31

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 901526