BOOK 9669 PG 825

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF May, 1995

NOTARY PUBLIC

My Commission expires: 3/21/98

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY

Steven L. Lefkovitz, Esq., Suite 202, 530 Church Street, Nashville, Tn 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Arashmidos Sanati (NAME)	Same (NAME)	Map 117-3-B
P-3, 2601 Hillsboro Road (ADDRESS)	(ADDRESS)	Par. 225
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~We~~ I,

Nancy Gail Flexer, Unmarried,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Arashmidos Sanati, Individually,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit P-3, Parcel No. 225, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc., by deed from Villager Associates, Inc. as of record in Book 5433, page 815, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy Gail Flexer, unmarried, by deed from Andrews Properties, Inc. and Cherokee Properties, Inc., as of record in Book 5477, page 749, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horzontal Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, said Register's Office, and the By-Laws, of record in Book 5434, page 708, said Register's Office.

This is unimproved ( ) improved (XX) property, known as P-3 (House Number) 2601 Hillsboro Road (Street) Nashville (City) Tennessee (State) 37212 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 10th day of May, 1995.

Nancy Gail Flexer

Nancy Gail Flexer

9669

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nancy Gail Flexer

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of May, 19 95.

My Commission expires:
[illegible] -18-98

Kathy Hancock
Notary Public

KATHY HANCOCK NOTARY PUBLIC DAVIDSON COUNTY TENN

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

59864

IDENTIF. A REFERENCE

95 MAY 11 PM 2:20 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

PICK-UP

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

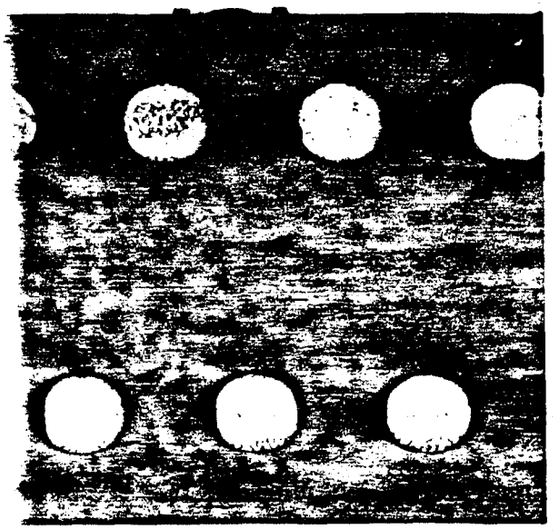
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

95/05/11 0101 03CHECK 212.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

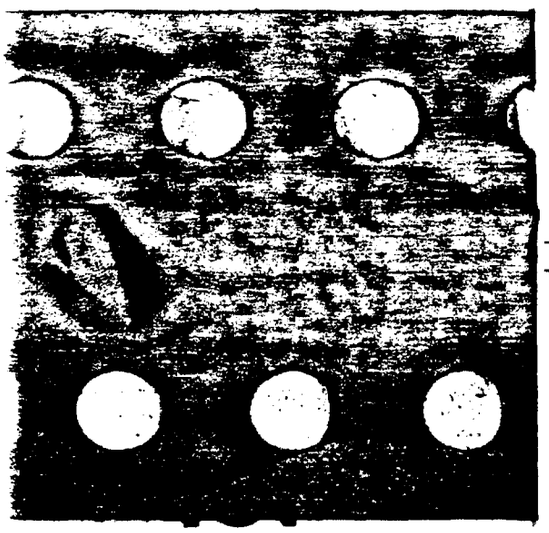
RECEIVED OF _____

FOR _____

BOOK 9669 PG 827

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

05/11/95 01 14:03 0001 0015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59864
IDENTIF. ← REFERENCE

95 MAY 11 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909400