BK 35

BOOK 9742 PG 95

WARRANTY DEED

File No: 00276683

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy R. Cleary	PNC Mort Corp of AM	Map 104-6-OM
[NAME]	[NAME]	
210 Fairmont Court	440 N Rairway Drive	Parcel 10
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37203	Vernon Hills, IL 60061	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

H. S

Dr. Hossein Sakhai and wife, Hayden Sakhai

have this day bargained and sold, and do hereby transfer and convey unto the said Timothy R. Cleary and wife, Tamara Cleary

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE } The actual consideration or value which ever is greater,
COUNTY OF DAVIDSON } for this transfer is $ 104,000.00

Subscribed and sworn to before me, this the 26th day of July, 19 95.

Affiant

My Commission Expires: 03-22-97
[Affix Seal]

Notary Public

unimproved ( )
This is improved (X) property known as 210 Fairmont Court, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 26th day of July, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Hossein Sakhai
Dr. Hossein Sakhai,

X Hayden Sakhai
Haydeh Sakhai

STATE OF West Virginia
COUNTY OF Cabell

Personally appeared before me the undersigned, a Notary Public in and for said County and State Dr. Hossein Sakhai and wife, Haydeh Sakhai

the within named 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 Cabell County, West Virginia, this 24th day of July, 19 95.

Harriet Starr Notary Public

Commission expires March 15, 2005

OFFICIAL SEAL
Notary Public, State of West Virginia
HARRIET STARR
6109 Pea Ridge Road
Huntington, WV 25705
My commission expires March 15, 2005

STATE OF
COUNTY OF

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

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

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A"

Land in Davidson County, Tennessee, being Apartment Unit A-10 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, page 708, as amended, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the Plat of Fairmont Court Condominiums and as set forth in said Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, and Book 6774, page 221, as revised in Book 6823, page 962 and as modified in Book 6893, page 62, Register's Office for Davidson County, Tennessee, reference which is hereby given for a more complete identification and description of such Unit.

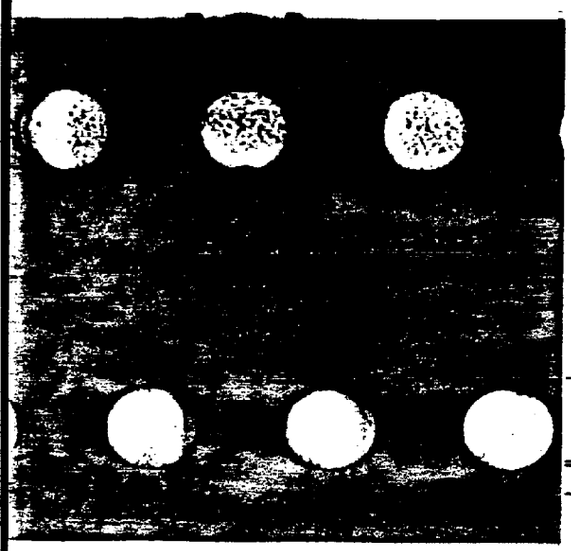
Being the same property conveyed to Dr. Hossein Sakhai, unmarried, by deed from Rochelle L. Jackson, unmarried, of record in Book 9404, page 814, Register's Office for Davidson County, Tennessee.

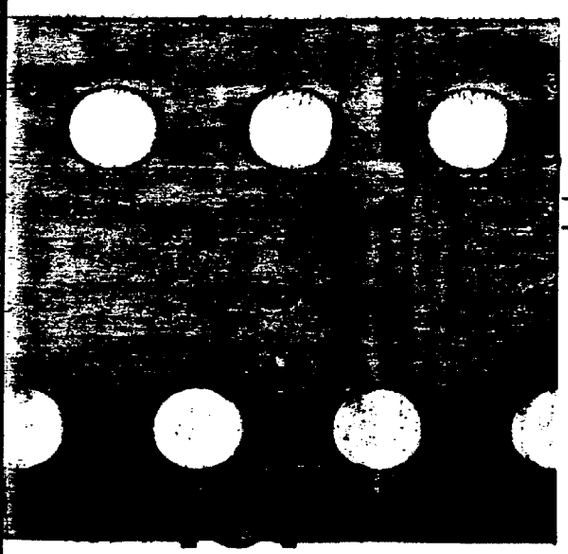
5479 07/27 0101 03CHECK 397.80

003038

95 JUL 27 AM 10:56

REGISTER





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

RECEIVED OF _____

FOR _____ BOOK 9742 PG 98

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 104000.00
CON TX 384.80
PRFEE 1.00
WDEED 12.00
TOTAL 397.80
CHECK 397.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/27/95 01 10:59 3001 5478

0083038
IDENTIF. & REFERENCE

95 JUL 27 AM 10:56

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

No. 934538