BK 10001 PG 198 Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 19 96

_____
Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. NOTARY PUBLIC AT LARGE WILLIAMSON CO.
My Commission Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javad Salimi (NAME)	Transworld Mortgage Corporation (NAME)	128-13-0-A
225 Westfield Drive (ADDRESS)	P.O. Box 4329 (ADDRESS)	225.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Houston, TX 77210-4329 (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, Julken Properties, Inc.

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

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, TN, being Unit No. 225 on the Plan of Westfield Condominiums (formerly The Hamlet), of record in Plat Book 6250, Page 590 and amended in Book 6250, page 748 and Book 6831, page 982, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julken Properties, Inc. by deed from John Sanders Blackwell and wife, Christy Lynne Blackwell of record in Book 9450, Page 332, Register's Office for Davidson County, TN.

Subject to Master Deed and By-Laws of record in Book 6678, Page 771, Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256, Easements in Book 6551, page 981, Book 6551, page 988 and Agreement in Book 7803, page 694, and all matters shown on the Plan of Record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a Deed of Trust to Commerce Union Bank, of record in Book 6965, page 746, said Register's Office, said Deed of Trust further assigned to TransWorld Mortgage Corporation, and also the agreement that the escrow account held in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 225 Westfield Drive, Nashville, TN 37221
(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 1st day of April 19 96

Julken Properties, Inc.
By:
Kenneth A. Warren, President

Realty 48

STATE OF TENNESSEE
COUNTY OF

BOOK 10001 PG 199

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kenneth A. Warren and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Julken Properties, 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 Kenneth A. Warren as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 1st day of April 19 96.

My commission expires May 16, 1999

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

My Commission Expires: 5-16-99

_____
Notary Public

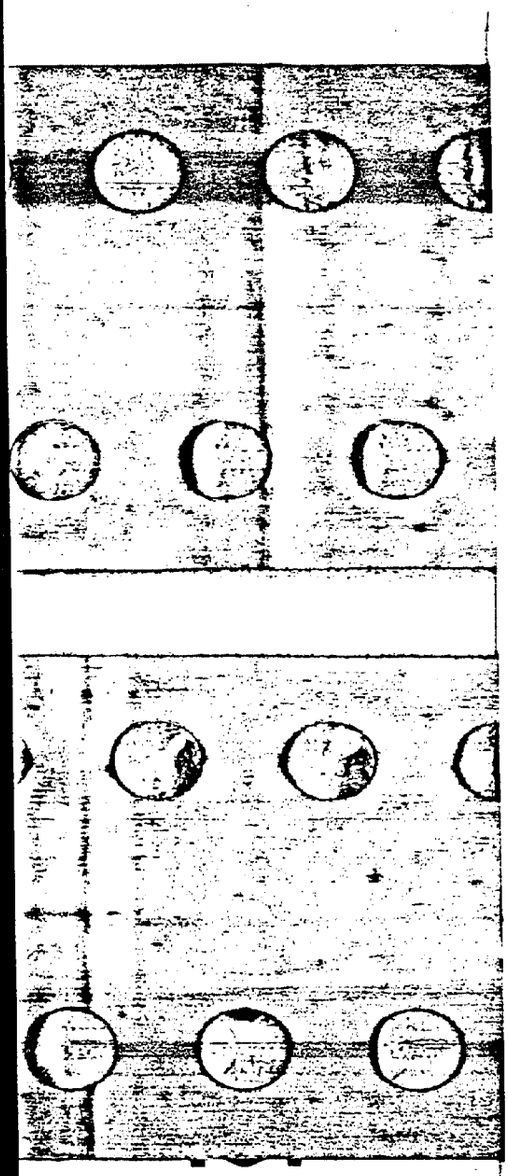
96 APR -2 PM 3:55
FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

IDENTIFY AS REFERENCE

0166828

5616 04/02 0101 03CHECK

271.70



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

RECEIVED OF _____

FOR _____ BOOK 10001 PG 200

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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70
CHECK 271.70

04/02/96 01 15:59 0001 5616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166828
IDENTIF. ↑ REFERENCE

96 APR -2 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023616