WARRANTY DEED

PRO. 10045 PG 911

FROM: Gholam Ali Soheilinia and wife, Ashraf Soheilinia

TO: Secretary, U. S. Department of Housing and Urban Development

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Address New Owner(s) and Send Tax Bills to:
Secretary, U. S. Department of Housing and Urban Development
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

Map and Parcel Number:
83-6-192
27W-04560

[illegible] 3.00

This instrument prepared by: Leitner, Warner, Moffitt, Williams, Dooley, Carpenter & Napolitan, 2300 First American Center, Nashville, Tennessee 37238.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 48,000.00 (Tax Exempt)

Affiant

Subscribed and sworn to before me, this the 9th day of May, 1996.

Notary Public

My Commission Expires: 3-21-98

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledges, Gholam Ali Soheilinia and wife, Ashraf Soheilinia, hereinafter called "Grantor," has this day bargained and sold, and do hereby transfer and convey unto Secretary, U. S. Department of Housing and Urban Development hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the North part of Lot "C", on the Plan of Brownsfille First Subdivision, of record in Book 21, page 112, Register's Office of Davidson County, Tennessee.

Said North part of Lot "C" fronts 50.0 feet on the easterly margin of Scott Avenue and extends back between parallel lines, 150.0 feet to a deed line.

Being the same property conveyed to Gholam Ali Soheilinia and wife, Ashraf Soheilinia by deed of record in Book 7606, page 493, and re-recorded in Book 7659, page 171, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 204 Scott Avenue, Nashville, Tennessee 37206. The legal description of this property is the same as the previous conveyance, with no new survey having been done.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is free and clear of all encumbrances.

Grantor further covenants and binds themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

This delivery of this deed shall not be effective until accepted by the Grantee recorded in the Register's Office where the property is located. Upon recordation of this Warranty Deed, there shall be no merger of the lien of the Deed of Trust of record in **Book 7606, page 496, and re-recorded in Book 7659, page 173** in favor of Grantee and title to the property as set forth in this Warranty Deed and said lien of the Deed of Trust shall remain in full force and effect until released by Grantee by instrument of record in the Register's Office where the property is located.

IN WITNESS WHEREOF, the parties have executed this instrument as of April 12, 1996.

Gholam Ali Soheilinia

Ashraf Soheilinia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GHOLAM ALI SOHEILINIA + ASHRAF SOHEILINIA, the 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 NASHVILLE, Tennessee, this the 12 day of April, 1996.

Notary Public

My Commission Expires:

NOT-28-98

NOTARY PUBLIC

DAVIDSON COUNTY, TN

96 MAY -9 PM 1:01

REGISTER

IDENTIFICATION REFERENCE 0180414

PICK-UP

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