BOOK 10058 PG 151

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jh) Title No: 37820
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alireza H. Tabrizi 302 Ashlawn Court Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-06-G-302

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas M. Carpenter and spouse, Julie J. Carpenter,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alireza H. Tabrizi, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 302 of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan to the Master Deed of record in Book 6250, page 978 as amended in Book 6900, page 304 and further set forth as Exhibit "B" to the Master Deed of record in Book 7076, page 696, said Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Thomas M. Carpenter by deed from Burton Hills Properties, a Kentucky general partnership of record in Book 8207, page 315, Register's Office for Davidson County, Tennessee.

Julie J. Carpenter, spouse of Thomas M. Carpenter joins in this conveyance solely to convey any marital interest she may have in the subject property.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7076, Page 696, Book 7308, page 859 and Book 6326, page 588, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 302 Ashlawn Court, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 1996.

Thomas M. Carpenter

Julie J. Carpenter

State of Tennessee
County of Davidson

On this 20th day of May, 1996, before me the undersigned authority, personally appeared **Thomas M. Carpenter** and **Julie J. Carpenter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124000.00

Affiant

Sworn and subscribed before me on the 20th day of May, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

0184281
IDENTIF. ↑ REFERENCE

96 MAY 22 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

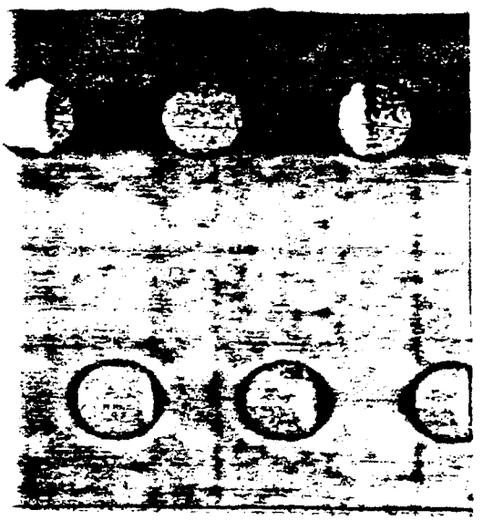
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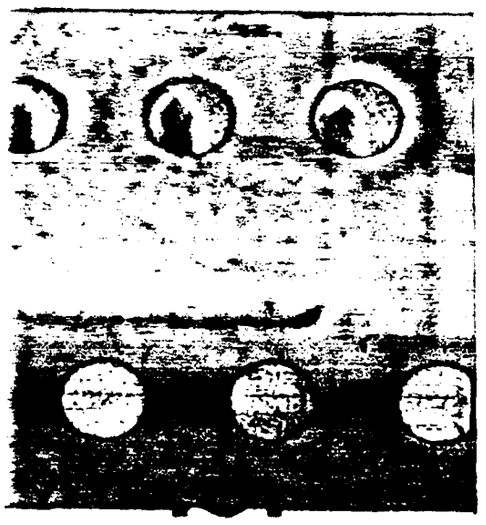
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

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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 124000.00
				CON TX 458.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 467.80
				CHECK 467.80
			05/22/96 01	14:52 0001 4375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184281 IDENTIF. ← REFERENCE

96 MAY 22 PM 2:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042313

ISON