BOOK 10061 PG 490

STATE OF TENNESSEE
COUNTY OF DAVIDSON **FILE BOX 3**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

George R. Wauford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 8/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NCASH-96-2040
EDWARD SEDDON, ATTORNEY AT LAW

111 W. College Street, Murfreesboro, TN 37130 | 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George R. Wauford (NAME)	Same (NAME)	MAP 064-09
~~4101~~ 4051 Old Hickory Boulevard (ADDRESS)	(ADDRESS)	PARCEL 0070.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	(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, Mohsen Sarfehjoo, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George R. Wauford, unmarried

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:

FIRST TRACT: Being a triangular lot on the Map of Hadley Bend City, as of record in Book 421, page 120, Register's Office for said County, bounded as follows:
On the North by Center Street, on the East of Jones Bend Road, and on the West by Broadway.

Being the same property conveyed to Mohsen Sarfehjoo by deed from Ruth E. Arnold, Heir of the estate of Edna Maie Estes and Ruth E. Arnold, Executrix of record in Deed Book 10055, page 505, Register's Office for said County.

This conveyance is subject to a Lease to the Lamar Corporation dated May 10, 1990, Lease # 10332.

This conveyance is subject to any and all existing easements and restrictions of record.

The spouse of Mohsen Sarfehjoo has never resided in said property.

unimproved ( )
This is improved (X) property, known as 4101 Old Hickory Boulevard, Old Hickory, Tennessee 37138
(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 23rd day of May 19 96

Mohsen Sarfehjoo

BOOK 10061 PG 491

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 Mohsen Sarfehioo,

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 23rd day of May 19 96.

Commission expires 3/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

0185278

IDENTIF. ↑ REFERENCE

96 MAY 28 AM 8:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5461 05/28 0800 03CHECK 138.50

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

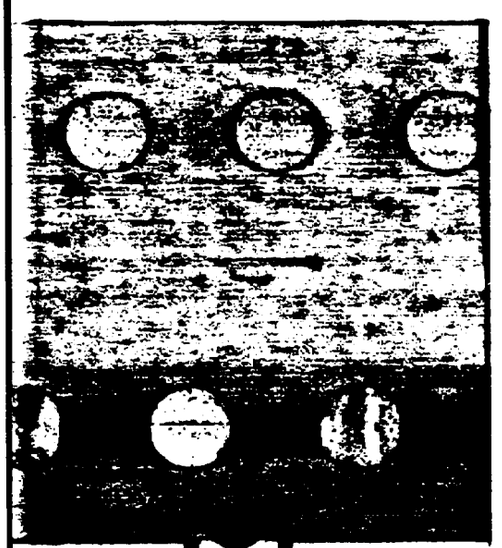
☐ 1805-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 10061 PG 492

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 35000.00
				CON TX 129.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 138.50
				CHECK 138.50
			05/28/96 01	08:07 0001 5461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185278 IDENTIF. ↑ REFERENCE

96 MAY 28 AM 8:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043381