0199683

IDENTIFICATION REFERENCE

BOOK 10103 PAGE 882

93 JUL -2 PM 4:09

B07-44 **THIS INSTRUMENT PREPARED BY:** **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $130,000.00 **AFFIANT** Subscribed and sworn to before me, this 27th day of June, 1996. Notary Public My Commission Expires: 7-26-97

Address New Owners As Follows: Saeid Kiani, 4401 Scenic Drive, Nashville, TN 37204

Send Tax Bills To: CTX Mortgage Company, P.O. Box 199000, Dallas, TX 75219

Map-Parcel Number: 131-8-070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM DAVID COZART, III, MICHAEL THOMAS COZART AND DOROTHY EVELYN COZART** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SAEID KIANI, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being shown as a tract of 0.766 acres on the boundary survey of a part of Lot 7, Zendia Place, and described according to a copy of a survey made June 11, 1948, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at an iron pin, the southwest intersection of Scenic Drive and Glendale Lane; thence along the margin of said Drive, South 5 deg. West 229.9 feet to an iron pin and continuing with the margin of said Drive, South 26, deg. 30 min. West 190.3 feet to an iron pin, thence leaving said Drive, North 80 deg. 24 min. West 29.4 feet to a point in the center of a creek or drain, northeast of a large hackberry, said point being opposite an iron pin on the east margin of said creek or drain; which iron pin is south of a large hackberry; thence with the center of said creed, and down the same, North 2 deg. 12 min. East 243.3 feet to a point and continuing down said creek, North 13 deg. 15 min. East 165.8 feet to the south margin of Glendale Lane opposite

an iron pin; thence with the margin of said Lane, South 85 deg. 15 min. East 72.7 feet to the beginning, containing 0.766 acres.

Being the same property conveyed to William D. Cozart, Jr., and wife, Ruby W. Cozart by deed from William F. Carter and wife, Mildred H. Carter, of record in Book 2397, page 122, Register's Office for Davidson County, Tennessee. Said Ruby W. Cozart having died and the said William D. Cozart, Jr. having since died.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Sanitary sewer easement of record in Book 3345, page 10, Register's Office for said County.

3. Sanitary Sewer and/or Storm Drainage easement of record in Book 4110, page 594, Register's Office for said County.

This is improved property known as 4401 Scenic Drive, Nashville, Tennessee 37204

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, his heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 our hands this 27th day of June, 1996.

Dorothy Evelyn Cozart
Dorothy Evelyn Cozart

William David Cozart III
William David Cozart, III

BY: Jeffrey Mobley
Jeffrey Mobley, Attorney-in-fact

Michael Thomas Cozart
Michael Thomas Cozart

BY: Jeffrey Mobley
Jeffrey Mobley, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY EVELYN COZART**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of June, 1996.

Linda F. Turner
Notary Public

My Commission Expires: 5/23/98

0020707.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **ATTORNEY-IN-FACT** of **WILLIAM DAVID COZART, III** and is authorized him to execute this instrument on his behalf.

WITNESS my hand, at office, this 27th day of June, 1996.

Linda P. Turner
Notary Public

My Commission Expires: 5/23/98

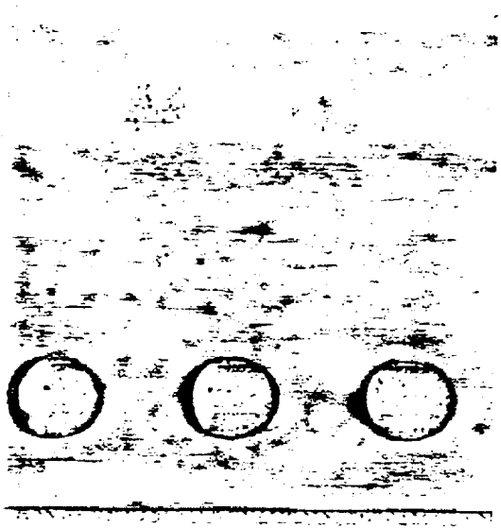
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

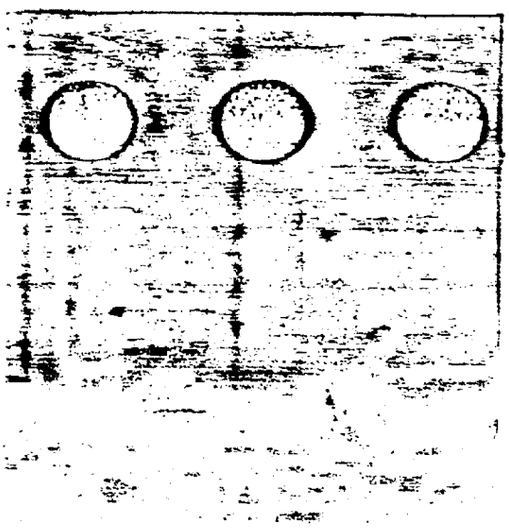
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **ATTORNEY-IN-FACT** of **MICHAEL THOMAS COZART** and is authorized by him to execute this instrument on his behalf.

WITNESS my hand, at office, this 27th day of June, 1996.

Linda P. Turner
Notary Public

My Commission Expires: 5/23/98





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

RECEIVED OF _____

FOR _____

BOOK 10103 PG 885

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 130000.00
				CON TX 481.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 494.00
				CHECK 494.00
			07/02/96 01	16:14 0001 0971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199683 IDENTIFICATION REFERENCE

96 JUL -2 PM 4:09

REGISTER
DAVIDSON CO. TN.

No. 1058703