BOOK 10146 PG 48

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/20/98
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny Elizabeth Mullen (NAME)	Leader Federal Bank For Savings (NAME)	MAP 131-1-D
5025 Hillsboro Pike #4D (ADDRESS)	158 Madison Avenue (ADDRESS)	PAR 22 CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Memphis, Tn 38103 (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, Hossein Tavakoli and wife, Bettie Tavakoil

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jenny Elizabeth Mullen, an unmarried person

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, Tennessee, being Unit 22 on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, page 325 amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hossein Tavakoli and wife, Bettie Tavakoli by deed from Georgetown of Nashville Limited Partnership of record in Book 5241, page 541, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5211, page 325, Book 5616, page 133, Book 6079, page 516; (3) Easements of record in Book 4308, page 575, Book 7873, page 859; (4) Charter of record in Book 5233, page 460; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 4, said Register's Office.

0211085

IDENTIF. ↑ REFERENCE

96 AUG -5 PM 2:03

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

This is ( ) unimproved (X) improved property, known as 5025 Hillsboro Pike #4D, Nashville, Tennessee 37215
(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 our hand s this 1st day of August 19 96

Hossein Tavakoli

Hossein Tavakoli

Bettie Tavakoli

Bettie Tavakoil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10146 PG 49

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hossein Tavakoli and wife, Bettie Tavakoil

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 1st day of August, 19 96

Commission expires 11/20/96

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 _____.

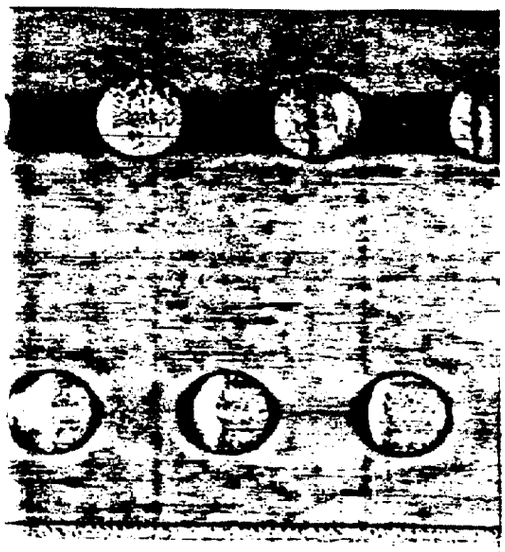
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

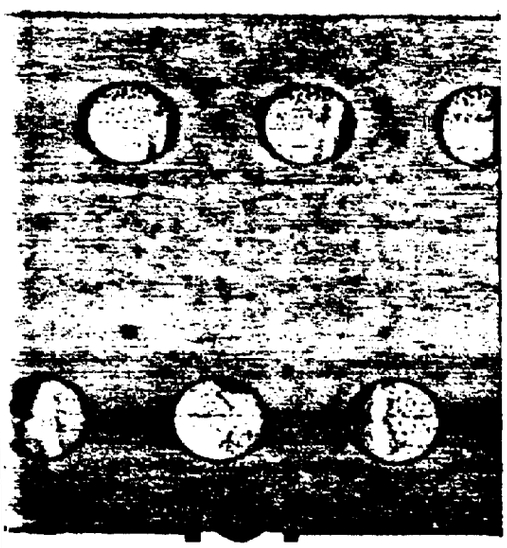
My commission expires _____

Notary Public

3308 08/05 0101 03CHECK

416-00





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

RECEIVED OF _____

FOR _____

BOOK 10146 PG 50

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 110000.00
				CON TX 407.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 416.00
				CHECK 416.00
08/05/96	01			14:08 0001 3308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211085
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 2:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1070879