48
Ready

WARRANTY DEED



STATE OF TENNESSEE BOOK 10147 PG 791
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: owner LENDER:	MAP-PARCEL NUMBERS
Mohsen Malakouti (NAME)	First Federal Bank, F.S.B. (NAME)	
847 North Hillview Court (ADDRESS)	155 Franklin Road, Suite 144 (ADDRESS)	171-078
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Marie Jordan Hendrix and Gentry Lee Jordan and Gwendolyn Jordan Owens and Mary Alice Jordan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohsen Malakouti

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:

The following described tract or parcel land, lying, located and being in the Sixth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of the Hardscuffle Road, 599 feet west of the northwest corner of the Sneed tract, and running with Homer Lee Waller's west boundary line and parallel with the western boundary line of the Sneed Tract 665 feet, more or less, to Mayfield's northern boundary line; thence North 88 deg. West, with a wire fence and Mayfield's northern boundary line 60 feet, the southeast corner of Moore's tract; thence North 1 deg. 30' East with Moore's eastern boundary line, 677 feet, more or less to the center of said Hardscuffle Road, the northeast corner of Moore's tract; thence South 87 deg. East with the center of said road, 60 feet to Homer Lee Waller's northwest corner, the point of beginning.

Being the same property conveyed to Nuel Jordan and wife, Hazel Jordan by deed from Homer Waller and wife, Louise Waller of record in Book 4167, Page 556, Register's Office for Davidson County, TN. Hazel Jordan subsequently died on or about February 28, 1968. Nuel Jordan has since dies intestate on or about October 4, 1991, survived by his heirs at law, Marie Jordan Hendrix and Gentry Lee Jordan and Gwendolyn Jordan Owens and Mary Alice Jordan.

This description is the same used in the previous deed of record.

Subject to easement of record in Book 8493, Page 502, said Register's Office, and the right of way of Hardscuffle Road, also known as Church Street East.

This property is not the principal residence of the grantors.

unimproved ( )
This is improved (X) property, known as 561 Church Street East, Brentwood, TN 37027
(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 6th day of August 19 96

Marie Jordan Hendrix

Gwendolyn Jordan Owens

Gentry Lee Jordan

Mary Alice Jordan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie Jordan Hendrix and Gentry Lee Jordan and Gwendolyn Jordan Owens and Mary Alice Jordan

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 Brentwood, Tennessee, this 6th day of August 19 96.

Commission expires May 16, 1999

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. My Commission Expires: 5-16-99

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

IDENTIF. & REFERENCE

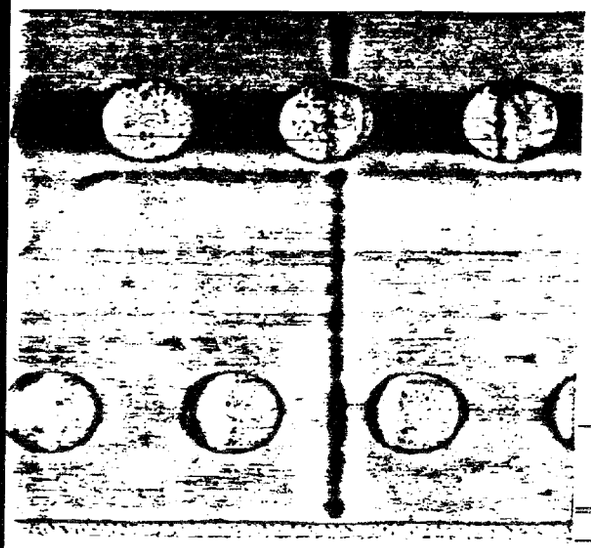
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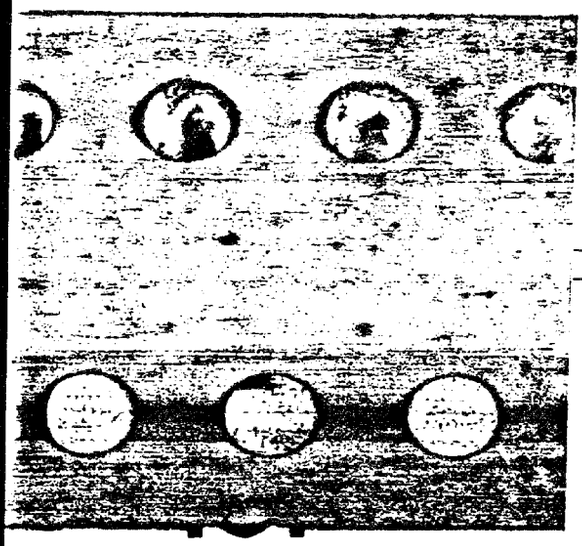
REGISTER
DAVIDSON COUNTY, TN.

0211687

3978 08/06 0101 03CHECK

342.00





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 793

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	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	342.00
			CHECK	342.00

08/06/96 01 14:39 0001 3976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02111687
IDENTIF. & REFERENCE

96 AUG -6 PM 2:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016585