BOOK 10223 PG 238

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
James David Carter and Polly Ann Carter
1309 Butterfly Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 75-6
PARCEL 120
4D-34924

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jalalledin Shahnavaz, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James David Carter and wife, Polly Ann Carter, as tenants by the entirety, 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:

BEING Lot No. 17, on the Plan of Hermitage Estates, Section 5, of record in Plat Book 4175, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jalalledin Shahnavaz, by Quitclaim Deed from Jalledin Shahnavaz and wife, Barbara L. Shahnavaz of record in Book 5411, Page 687, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 4341, Page 247, and such easements and setback lines of record in Plat Book 4175, Page 67, said Register's Office.

Taxes for 1996 have been pro-rated and paid.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Hamid Yavari executed this instrument on behalf of Jalalledin Shahnavaz and Nahid Shahnavaz pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 305 Monaco Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James David Carter and wife, Polly Ann Carter, their heirs and assigns, forever; and we, Jalalledin Shahnavaz and wife, Nahid Shahnavaz 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of October, 1996.

Jalalledin Shahnavaz by Hamid Yavari
Jalalledin Shahnavaz, by Hamid Yavari, Attorney in Fact

Attorney in fact
Nahid Shahnavaz by Hamid Yavari
Nahid Shahnavaz, by Hamid Yavari, Attorney-in-Fact

Attorney in fact

BOOK 10223 PG 239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Hamid Yavari 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, and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 10th day of October, 1996.

Notary Public

My Commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 58,000.00.

AFFIANT

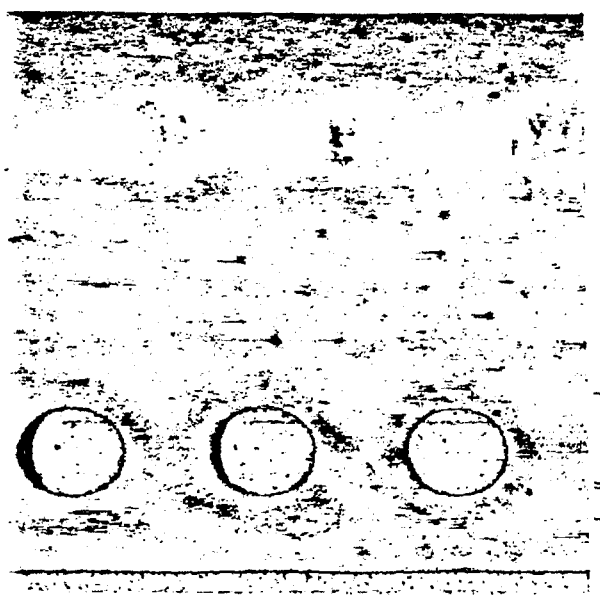
Subscribed and sworn to before me this 10th day of October, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0235240
IDENTIFICATION REFERENCE

96 OCT 11 PM 12:02
FELIX E. DELK, REGISTER
DAVIDSON COUNTY, TN.

9100 10/11 0101 03CHECK 223.5



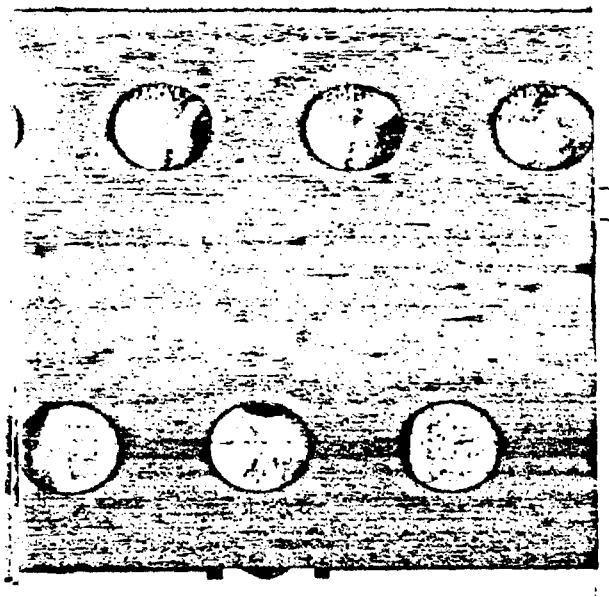
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10223 PG 240

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHECK 223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/11/96 01 12:07 0001 9100

0235240
IDENTIF. & REFERENCE

96 OCT 11 PM 12:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1076149

No [redacted]