| [ ADDRESS NEW OWNER: | ] SEND TAX BILL TO: | ] MAP-PARCEL NOS. ] |
|---|---|---|
| [ | ] | ] ] |
| [ Bijan Mansouri | ] _____ | ] MAP and PARCEL ] |
| [ Katherine B. Mansouri | ] _____ | ] Tract I 147-3-A-21 ] |
| [ 317 Winchester Rd. | ] _____ | ]Tract II 147-3-A-87 ] |
| [ Brentwood TN 37027 | ] _____ | ]Tract III 147-3-A89 ] |

[ This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C ]
[ , Nashville, TN 37214 (Davidson County - Box 27B) ]

BOOK 10254 PG 679

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Maxie O. Patton, III, unmarried, and James R. Cannon, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Bijan Mansouri and Katherine B. Mansouri, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**TRACT I:**

**BEING Unit No. B-5 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such Unit.**

**TRACT II:**

**BEING Unit No. F-5 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101 et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such Unit.**

**TRACT III:**

**BEING Unit G-1 of Harding Place Condominium created under title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office for a more complete identification and description of such Unit.**

**TRACT I: Being the same property conveyed to Maxie O. Patton, III, unmarried, and James R. Cannon, married, by special warranty deed from State Street Bank and Trust Company as Trustee of record in Book 9191, Page 974, Register's Office, Davidson County, Tennessee.**

**TRACT II: Being the same property conveyed to Maxie O. Patton, III, unmarried, and James R. Cannon, married, by special warranty deed from State Street Bank and Trust Company as Trustee of record in Book 9191, Page 980, said Register's Office.**

**TRACT III: Being the same property conveyed to Maxie O. Patton, III, unmarried, and James R. Cannon, married, by special warranty deed from**

**State Street Bank and Trust Co. of record in Book 9191, Page 971, said Register's Office.**

**This is property with a common address of 441 Harding Place, #B5, F5, G1, Nashville, TN 37211.**

**James R. Cannon hereby warrants that he has never resided in the properties herein conveyed as a married person.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and paid at closing; 2) The Plan of Record in Book 5200, Pages 571 & 572, said Register's office and all matters therein; 3) Master Deed of record in Book 6104, Page 725, said Register's Office.**

BOOK 10254 PG 680

[ STATE OF TENNESSEE ]
[ COUNTY OF DAVIDSON ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $47,750.00 ]
[ ]
[ Affiant ]
[ Subscribed and sworn before me this 30th day of October, 1996. ]
[ ]
[ My Commission Expires: 5/23/98 Notary Public ]

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **30th** day of **October, 1996.**

**Maxie O. Patton, III**

**James R. Cannon**

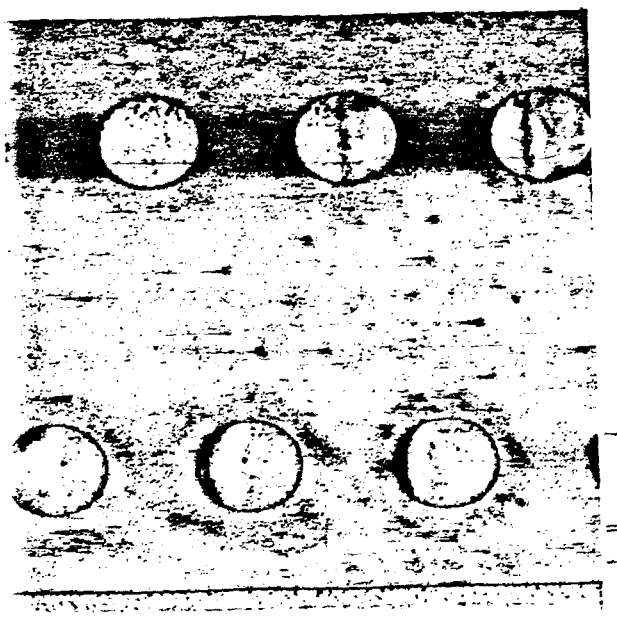
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

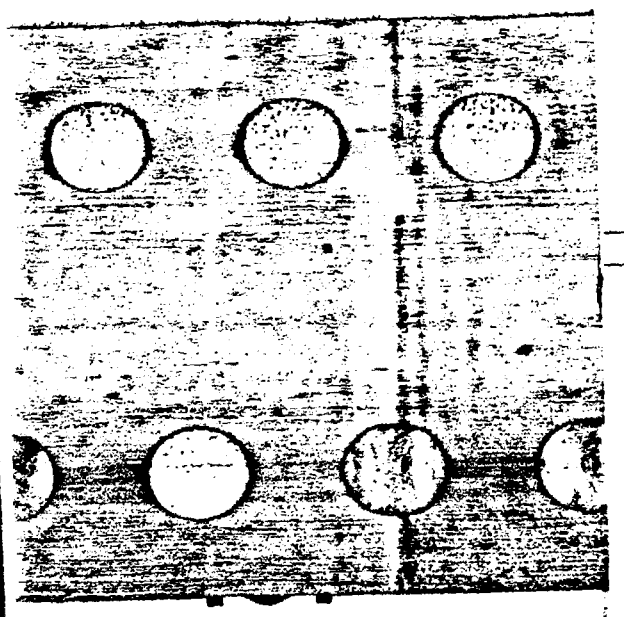
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Maxie O. Patton, III, unmarried, and James R. Cannon, married** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **30th** day of **October, 1996.**

**Notary Public**
**My Commission Expires:** 5/23/98

96 NOV -8 AM 10:2
DAVIDSON COUNTY, TN.
REGISTER
0245028
IDENTIFY A REFERENCE
File No. 9610C431
9631 01 03CHECK 185.68





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

RECEIVED OF _____

FOR _____

BOOK 10254 PG 681

| | | |
|---|---|---|
| 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 | 47750.00 |
| | | | CON TX | 176.68 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 185.68 |
| | | | CHECK | 185.68 |
| 11/08/96 | 01 | 10:23 | 0001 | 9632 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0245028
IDENTIF. # REFERENCE

96 NOV -8 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1086548