(188)

BOOK 10565 PG 65

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **July, 1997** between SAIED M. K. HOJAT, A MARRIED MAN,, and JALEH HOJAT, HIS WIFE, GRANTORs, and JOHN W. TURNER and JANICE TURNER, HUSBAND AND WIFE GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, SAIED M. K. HOJAT, A MARRIED MAN,, and JALEH HOJAT, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JOHN W. TURNER and JANICE TURNER, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 323 FORREST PARK, UNIT #2-3, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

JALEH HOJAT, wife of SAIED M.K. HOJAT, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Saied M. K. Hojat
SAIED M. K. HOJAT, Signature of Seller

Jaleh Hojat
JALEH HOJAT, Signature of Seller

0336483
IDENTIF. ↑ REFERENCE

97 AUG 11 PM 2:41
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5689 08/11 0101 03CHEC

146.20

BOOK 10565 PG 66

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, SAIED M. K. HOJAT, A MARRIED MAN,, and JALEH HOJAT, HIS WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **July, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2001

Name and Address of Property Owner:

JOHN W. TURNER and JANICE TURNER, HUSBAND AND WIFE

Property Address:

323 FORREST PARK, UNIT #2-3
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 043-13-0-A, PARCEL 023.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$36,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

John Wm. Turner
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **July, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2001

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Apartment Unit No. 2-3, of Robin Hood, a horizontal property regime established by Master Deed of record in Book 5388 at page 524, the Plat of which is of record in Plat Book 5200 at page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to SAIED M. K. HOJAT, A MARRIED MAN,, by Deed from LARRY B. AND BEVERLY J. JOHNSON, of record in Book 6687, page 569, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 043-13-0-A, PARCEL 023.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF $237.13).

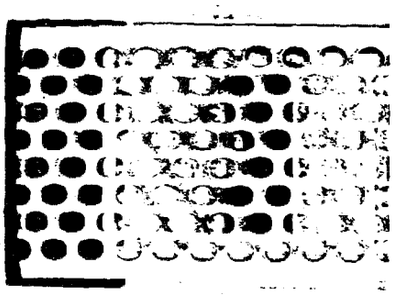
2. All matters as set forth on the Plan of record in Plat Book 5200, page 124, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement for sanitary sewers, of record in Deed Book 3436, Page 486 Register's Office for DAVIDSON County, Tennessee.

4. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

5. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereaftert established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Robin Hood Condominiums appended thereto, of record in Book 5388, page 524, Register's Office for DAVIDSON County, Tennessee.

6. Charter of Robin Hood Homeowner's Association, of record in Book 5383, page 314, said Register's Office.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10565 PG 68

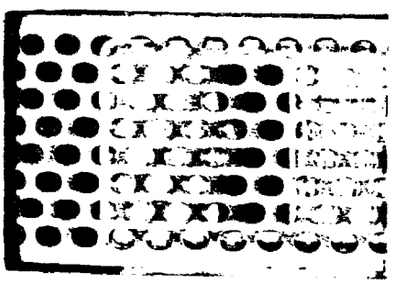
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	36000.00
CON TX	133.20
PRFEE	1.00
WDEED	12.00
TOTAL	146.20
CHECK	146.20

08/11/97 01 16:43 0001 5689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0336483
IDENTIF. ↑ REFERENCE

97 AUG 11 PM 2:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1185269