BOOK 10652 PG 612

3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,500.00

Leonard V. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217
ECASH-97-2895
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard V. Wilson (NAME)	First American National Bank (NAME)	MAP 64
203 Lexington Way (ADDRESS)	First American Center (ADDRESS)	GROUP 12C
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	PARCEL 203

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, Tech-Wood Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard V. Wilson and wife, Clara J. Wilson

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 Lot No. 203 on the Plan of Lexington, a Planned Unit Development, of record in Plat Book 6250, Page 340 and 341, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tech-Wood Builders, Inc. by deed from Mahtab Ghafoorian Kia and Mahmood Ghafoorian Kia and Zahra Parsa Chafoorian Kia, of record in Deed Book 10321, page 523, and re-recorded in Book 10513, page 643, Register's Office for said County.

The above legal description is the same as used in the prior Deed.

This property conveyance is subject to the Plan of record in Plat Book 6250, page 340 and 341; Master Deed of record in Book 6503, page 1; By-Laws of record in Book 6503, page 20; Restrictive Covenants of record in Book 6691, page 541; Storm Water Detention Agreement of record in Book 10415, page 521, said Register's Office and taxes for the current year which have been prorated and assumed by the Grantee.

97 OCT 21 AM 9:56
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0361133

unimproved ( )
This is improved (X) property, known as 203 Lexington Way, Hermitage, Tennessee 37076
(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 my hand this 17th day of October 19 97

Tech-Wood Builders, Inc.
By: Hossein Moradipour
Hossein Moradipour, President

STATE OF TENNESSEE
COUNTY OF

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,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hossein Moradipour and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Tech-Wood Builders, Inc. the within named bargainor, and corporation, and that he as such President 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 Hossein Moradipour as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hermitage, Tennessee on this the 17th day of October 19 97 .

My commission expires 5/23/98

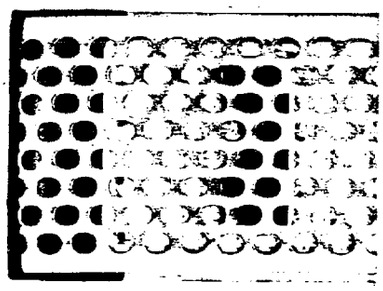
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

2152 10/21 0101 03CHECK 643.55

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



RECEIVED OF _____

FOR _____

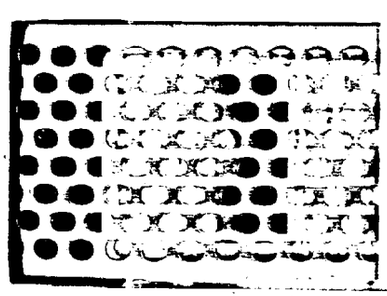
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 171500.00
CON TX 634.55
PRFEE 1.00
WDEED 8.00
TOTAL 643.55
CHECK 643.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 58 0001 2152



036133
IDENTIF. & REFERENCE

97 OCT 21 AM 9:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1211432