BOOK 10815 PG 615

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0406369

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North

Nashville, TN 37219

WARRANTY DEED

Name and Address of New Owner:
Mohammad B. Shahebrahimi
3520 West End Avenue #11
Nashville, TN 37205

Send Tax Bills To:
CTX Mortgage Co.
P.O. Box 19000
Dallas, TX 75219-900

Street Address of Subject Property:
3520 West End Avenue, #11
Nashville, Tn 37205

Map Parcel:
104-9-E-11

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LAURA C. SULLIVAN, NOW HOOD "GRANTOR"** has bargained and sold, and by these presents do transfer and convey unto **MOHAMMAD B. SHAHEBRAHIMI, his heirs and assigns,** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 11 as shown on the Plan of Richland Place Condominium, according to the Master Deed of record in Book 6100, page 222, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 570, Register's Office for Davidson County, Tennessee, together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in said Master Deed, including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Laura C. Sullivan, by deed from Security Federal Savings & Loan Association, as of record in Book 8453, page 962, Register's Office for Davidson County, Tennessee, the said Laura C. Sullivan having since married Keith Hood.

The conveyance of the above described parcel of land is subject to the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, limitations on title, created by the Tennessee "Horizontal Property

Act" Tennessee Code Annotated and as set forth in the Master Deed in Book 6100, page 222, Register's Office for Davidson County, Tennessee.

2. All matters shown on the recorded plan of record in Book 5200, page 570, Register's Office for Davidson County, Tennessee.

3. 1998 Taxes, which have been prorated and assumed by Grantee.

4. Limitations and Conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated, Sec. 64-2701, et seq.

Keith Hood, husband of Laura C. Sullivan Hood, joins in this instrument for the purpose of conveying any and all right, title and interest he may have in the property by virtue of marriage.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 hands this 27th day of February, 1998.

Keith Hood
Keith Hood

Laura C. Sullivan Hood
Laura C. Sullivan Hood

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Laura C. Sullivan Hood ~~and husband, Keith Hood~~, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27 day of February, 1998.

Notary Public

My comission expires: 9/12/99

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Keith Hood, the bargainor, with whom I am personally acquainted, and who acknowleded that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of February, 1998.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

Notary Public

My commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is ~~$98,000.00~~ $96,000.00

Affiant

Subscribed and sworn to before me, this the 27 day of February, 1998.

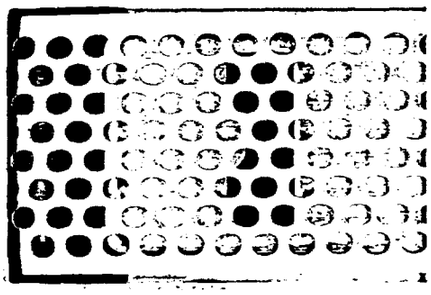
NOTARY PUBLIC
My commission expires: 7-8-99

9435 03/02 0101 03CHECK 368.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10815 PG 618

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

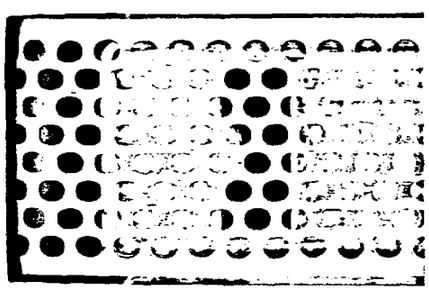
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	60000.00
CON TX	265.20
PRFEE	1.00
MBEEE	12.00
TOTAL	368.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0406369
IDENTIF. # REFERENCE

98 MAR -2 AM 11:46



No. 1259881