BOOK 10878 PG 257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Amir K. Najafabadi (NAME)	Amir Najafabadi (NAME)	MAP 119-13
3001 Nolensville Road (ADDRESS)	5576 Big East Fork Rd. (ADDRESS)	PARCEL 125
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

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, Union Planters Bank, N.A., formerly known as Union Planters Bank of Middle Tennessee National Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amir K. Najafabadi and wife, Dale Hooper Karshenas

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 Lots Nos. 1 and 2 on the Map of College Heights Plan, as of record in Book 332, page 19, Register's Office for Davidson County, Tennessee.

Said Lots Nos 1 and 2 front together 100 feet on the westerly side of Nolensville Road and run back between parallel lines 160 feet more or less to a 10-foot alley. Less 50 square feet dedicated to State of Tennessee for highway purposes as of record in Book 2021, page 406, said Register's Office, therein more particularly described.

Being the same property conveyed to Union Planters Bank of Middle Tennessee National Association, now known as Union Planters Bank, N.A. by deed from Union Planters National Bank, of record in Book 9433, page 415, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 3001 Nolensville Road, Nashville, TN 37211
(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 31st day of March 19 98

Union Planters Bank, N.A.
By:
Bruce Hammond, Exec. Vice President

BOOK 10878 PG 258

STATE OF TENNESSEE
COUNTY OF

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bruce Hammond and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Exec. Vice President and _____ respectively of the Union Planters Bank, N.A. the within named bargainor, and corporation, and that he as such Exec. Vice 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 Bruce Hammond as such Exec. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 31st day of March 1998 .

My commission expires 4/30/02

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

MAIL ENV.

FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TN.

98 APR -8 AM 10: 11

0423165

IDENTIF. # REFERENCE

7509 04/08 0101 03CHECK 860.00

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 230000.00
CON TX 851.00
PRFEE 1.00
WDEED 8.00
TOTAL 860.00
CHECK 860.00

04/08/98 01 10:11 0001 7509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423165
IDENTIF. # REFERENCE

98 APR -8 AM 10:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277739