10954 867

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 201,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 1-20-99
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip W. Saliba, Jr. (NAME)	Guaranty Trust (NAME)	141-12-C-041
7321 River Bend Road (ADDRESS)	1040 BRADMOR BLVD STE 150 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	MURFREESBORO TN 37129-1218 (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, Javad Salimi and wife, Mahin Salimi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip W. Saliba, Jr. and wife, Linda L. Saliba

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, TN, being Lot No. 41 on the Plan of River Bend Estates, of record in Plat Book 6900, Page 504 and corrected in Book 7465, Page 833, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Javad Salimi and wife, Mahin Salimi by deed from Eugene Collins, unmarried of record in Book 10427, Page 564, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 7112, Page 481; Book 7308, Page 805; Book 7308, Page 808; Book 7336, Page 15; Book 7549, Page 893; Bylaws in Book 7347, Page 643; Agreement in Book 7278, Page 822; Dedication of Common Area in Book 9462, Page 679; Charter in Book 7347, Page 636; Easements in Book 6621, Page 303; Book 4817, Page 792 and Book 4581, Page 307, and all matters shown on the Plan of Record.

unimproved ( )
This is improved (X) property, known as 7321 River Bend Road, Nashville, TN 37221
(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 our hand S this 28th day of May 19 98

Javad Salimi

Mahin Salimi

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

10954 868

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Javad Salimi and wife, Mahin Salimi

the bargainor s, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 28th day of May, 19 98.

Commission expires 1-20-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

DANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

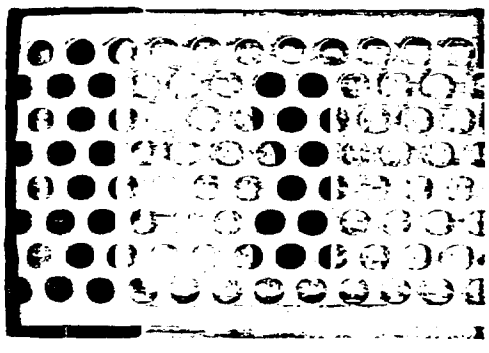
044229

IDENTIFICATION REFERENCE

93 JUN -1 PM 3:53

DAVIDSON COUNTY, TN.

4019 06/01 0101 03CHECK 754-36



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10054 869

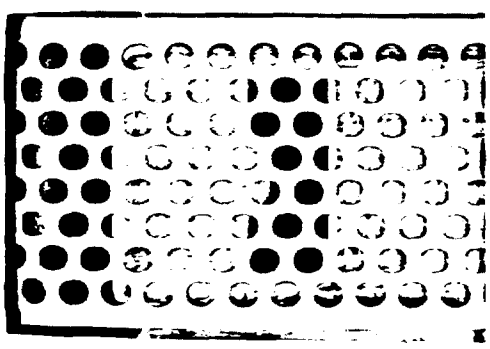
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 201450.00
CON TX 745.36
PRFEE 1.00
WDEED 8.00
TOTAL 754.36
CHECK 754.36

06/01/98 01 15:55 0001 4019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0444229
IDENTIF. & REFERENCE

98 JUN -1 PM 3:53

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1299953