Box 58-A

WARRANTY DEED

BOOK 10973 PG 306

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002.~~ (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farhang Payvar	**First American National Bank**	103 08 102
(NAME) **4487 Post Place, Unit 102**	(NAME) **First American Center**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(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, **James Watson and wife Judith A. Watson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Farhang Payvar**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Lion's Head Condominium subject to Master Deed and By-Laws Unit No. 102 of record in Plat Book 5200, Page 82, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Watson and wife Judith A. Watson by deed of record in Book 10559, Page 562, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of James Watson and wife Judith A. Watson by Angie Jones as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10973, Page 305, in the Register's Office for County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4487 Post Place, Unit 102, Nashville, TN 37205**
(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.

0449245
IDENTIF. & REFERENCE

98 JUN 11 PM 12:18
REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this.

BOOK 10973 PG 307

James Watson by Angie Jones

James Watson
by Angie Jones his attorney-in-fact

Judith A. Watson by Angie Jones

Judith A. Watson by Angie Jones her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 1998 before me personally appeared Angie Jones, the person who executed the foregoing instrument on behalf of James Watson and wife, Judith A. Watson, and acknowledged that she executed the same as the free act and deed of the said James Watson and wife, Judith A. Watson, through Power of Attorney granted her, by the said James Watson and wife, Judith A. Watson.

Angela M. Lake

Notary Public

Commission Expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James Watson and wife Judith A. Watson the bargainors, 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.

My Commission Expires 2nd-2002

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 1998.

Commission expires:

Notary Public

9375 06/11 01:01 03CHECK 446

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10973 PG 308

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				118200.00
			CON TX	437.34
			PRFEE	1.00
			WDEED	8.00
			TOTAL	446.34
			CHECK	446.34

06/11/98 01 12:16 0001 9375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04492 45

IDENTIFY BY REFERENCE

98 JUN 11 PM 12:18

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

No. 1305253