48
Realty

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires: 5-16-99

Book 10982 Page 314

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
Margaret G. Taylor (NAME)	Capital Bank and Trust Company (NAME)	128-13-O-A 225.00
225 Westfield Drive (ADDRESS)	1820 West End Ave (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret G. Taylor

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 Unit No. 225 on the Plan of Westfield Condominums (formerly The Hamlet), of record in Book 6250, Page 590 and amended in Book 6250, Page 748 and Book 6831, Page 982, 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 by deed from Julken Properties, Inc. of record in Book 10001, Page 198, Register's Office for Davidson County, TN.

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

Subject to Master Deed & Bylaws of record in Book 6678, Page 771; Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256; Easement in Book 6551, Page 981 and Book 6551, Page 988; Agreement for easement of record in Book 7803, Page 694, and all matters shown on the Plan of Record.

98 JUN 18 AM 11:00
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0452178

unimproved ( )
This is improved (X) property, known as 225 Westfield Drive, 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 my hand this 16th day of June 19 98

Javad Salimi

255.00 FB 010101 03CHECK 354-95

BOOK 10982 PG 315

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of June 19 98.

Commission expires May 16, 1999

Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires: 5-16-99

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, execute 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 _____

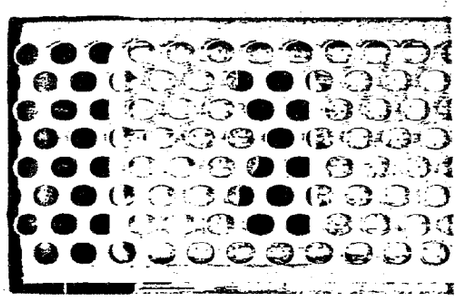
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10982 PG 316

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 93500.00
CON TX 345.95
PRFEE 1.00
WDEED 8.00
TOTAL 354.95
CHECK 354.95

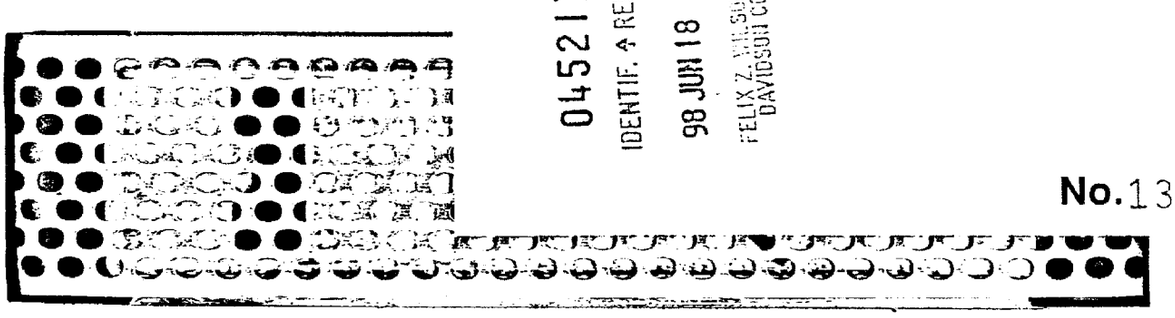
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/18/98 01 11:00 0001 2557

0452178
IDENTIF. & REFERENCE

98 JUN 18 AM 11:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN



No.1308399