PREPARED BY (AND ~~RETURN TO~~):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 39779
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nader Kadivar 4909 Alexis Drive Antioch, TN 37013	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 173-04-A-150 05DX 00168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly Sue Barratt and husband, Troy P. Van Atta,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Nader Kadivar and wife, Rahele F. Kadivar, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 150 on the Plan of Phase I of Oak Highlands of record in Plat Book 6900, pages 431-435, said Register's Office.

SAID Lot No. 150 fronts 80.00 feet on the westerly margin of Alexis Drive and extends back 110.00 feet on the northerly line and 110.00 feet on the southerly line to a dead line in the rear, measuring 35.76 feet thereon.

BEING the same property conveyed to Kimberly Sue Barratt and husband, Troy P. Van-Atta, by deed from Continental Development and Construction, Inc., of record in Book 10642, page 850, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 431-435, said Register's Office, which Plan shows a 20 foot minimum building setback line from Alexis Drive and certain notes as shown in Book 6900, page 432, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7350, page 24 and rerecorded in Book 7367, page 587, and Book 7367, page 615, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4909 Alexis Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on June 1, 19 98.

Kimberly Sue Barratt
Kimberly Sue Barratt

Troy P. Van Atta
Troy P. Van Atta

State of MICHIGAN
County of VAN BUREN

On 1 JUNE, 1998, before me the undersigned authority, personally appeared Kimberly Sue Barratt and Troy P. Van Atta, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC VAN BUREN COUNTY, MICH

My Commission Expires: 3-31-01

Notary Public

CHERI L. WATSON
Notary Public VanBuren Cty., MI
My Comm. Expires March 31, 2001

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

0002 07/08 0101 03CHECK 621.50

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165,000.00

X Nader Kadivar
Affiant

Sworn and subscribed before me on 6/26, 1998

Notary Public

My Commission Expires: 1/29/2000

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

98 JUL -8 AM 10:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

0459898

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11011 PAGE 643

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 621.50
CHECK 621.50

07/08/98 01 10:42 0001 0802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459898
IDENTIF. ◆ REFERENCE
98 JUL -8 AM 10:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316539