98-7-7 9

FILE BOX 19B

BOOK 11017 PAGE 636

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 127,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 98

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEVIN LEE KING	COLUMBIA NATIONAL INCORPORATED	MAP 173-04-0-A
(NAME)	(NAME)	
4921 Alexis Drive	7142 Columbia Gateway Drive	PARCEL 153CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, MD 21046	F.B.# 05DX-00171
(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, HAMID YAVARI AND WIFE, MITRA ROKNI YAVARI, AS TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN LEE KING, UNMARRIED

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 Lot No. 153 on the Plan of Oak Highlands, Section One, a Planned Unit Development, as of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Hamid Yavari and wife, Mitra Rokni Yavari, as Tenants by the Entirety, by Deed from Arnold J. Tassin and wife, Jennifer L. Tassin, of record in Book 8270, Page 568, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Oak Highlands of record in Book 7350, Page 24 and re-recorded in Book 7367, Page 587, and as amended in Book 8765, Page 77, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 4921 Alexis Drive, Antioch, TN 37013
(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 9th day of July 1998

HAMID YAVARI Hamid Yavari
By: Abbas Yavari
ABBAS YAVARI, ATTORNEY-IN-FACT

MITRA ROKNI YAVARI Mitra Rokni Yavari
By: Abbas Yavari
ABBAS YAVARI, ATTORNEY-IN-FACT

DCTN01WC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of July, 1998, before me personally appeared ABBAS YAVARI, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of HAMID YAVARI AND WIFE, MITRA ROKNI YAVARI, and acknowledged that she executed the same as the free act and deed of the said HAMID YARARI AND WIFE, MITRA ROKNI YAVARI.

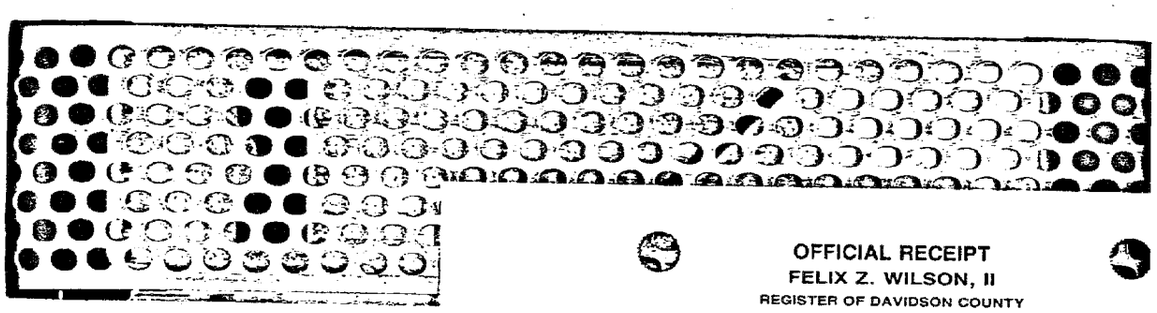
My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

04615044
IDENTIF. → REFERENCE
98 JUL 13 PM 1:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2553 07/13 0101 03CHECK 481.6



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

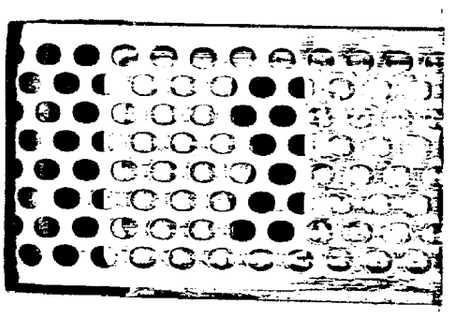
RECEIVED OF _____

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	127200.00
CONTAX	470.64
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	481.64
CHECK	481.64

0461504
IDENTIF. # REFERENCE

98 JUL 13 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

07/13/98 01 13:21 0001 2553

No. 1318262