0514482

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

98 NOV 19 AM 8:24

JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: 7946

MAP/GROUP/PARCEL
133-15-0-A/025.00 CO

NEW OWNER'S NAME AND ADDRESS:
FARIBORZ AKBARI
320 Welch Road, Unit E5
Nashville, Tennessee 37211

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SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Rita E. Sweeney, a married woman and her husband, James S. Sweeney, Sr., hereinafter called Grantors, do hereby transfer and convey unto Akbari Fariborz, his heirs and assigns, hereinafter called Grantee, property described as follows:

Unit E-5 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

The subject property is improved property commonly known as 320 Welch Road, Unit E-5, Nashville, Tennessee.

James S. Sweeney, Sr., husband of Rita E. Sweeney, joins in this conveyance for the purpose of conveying his interest, marital or otherwise, which he may have in said property.

BEING the same property conveyed to grantors herein by deed of record in Book 11150, Page 567, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Rita E. Sweeney
Rita E. Sweeney

James S. Sweeney, Sr.
James S. Sweeney, Sr.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Rita E. Sweeney, a married woman and her husband, James S. Sweeney, Sr., with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 18th day of November, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $28,000.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of November, 1998.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

9072 11/19 0101 03CHECK 114.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11211 PAGE 560

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 28000.00
				CON TX 103.60
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 114.60
				CHECK 114.60
			11/19/98 01	08:24 0001 9072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0514482
IDENTIF. & REFERENCE

98 NOV 19 AM 8:24

REGISTER
DAVIDSON COUNTY, TN.

No. 1374138