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Prepared by:
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Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

Mail

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Mosalmani
Affiant

Subscribed and sworn to before me, this 24th day of November 1998.

Notary Public
My commission expires: 05/08/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Batoul Mitra Mosalmani 216 Northridge Circle Nashville TN 37221-0	Same	142-130-A-68.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Daniel M. Vincent and wife Dianna M. Vincent hereinafter referred to a Grantor(s), have bargained and sold, and do hereby transfer and convey Batoul Mitra Mosalmani and Alireza Hooman Tabrizi as joint tenants with rights of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 58 on the plan of resubdivision of Lots 57 and 58, Riverside, Phase 1, A Planned Unit Development, as of record in Book 6050, Page 453, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description. This conveyance is subject to any and all existing easements and all matters shown on the recorded plat above stated; Subject to public utility easements and building setback lines as set in Book 6050, Page 453 as amended in Book 8260, Page 95, and Restrictive Covenants of record in Book 7405, Page 780, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel M. Vincent, Sr. and wife, Dianna Moore Vincent by Deed from Richard Wilson, Jr., and wife, Lydia A. Wilson, recorded in Book 9268 Page 70, Register's Office for Davidson County.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of record in Book 6050, page 453, 3) Restrictive covenants of record in Book 7815, page 619 and amended in Book 7405, page 780 4) Subject to Amendment and Change in Building Set Back Line of record in Book 7994, apge 923 and Book 8260, page 95

This property is improved property known as 216 Northridge Circle, Nashville, Tennessee 37221-0

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee(s), 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 24th day of November, 1998.

Daniel M. Vincent

Dianna M. Vincent

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 Daniel M. Vincent and Dianna M. Vincent, the bargainor(s), 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.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of November, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires: 05/08/99

0519045
IDENTIF. # REFERENCE

98 DEC -2 AM 9:22
REGISTER
DAVIDSON COUNTY, TN.

3922 12/02 0101 03CHECK 636.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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 169000.00
				CON TX 625.30
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 636.30
				CHECK 636.30
			12/02/98 01	09:23 0001 3922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0519045
IDENTIF. & REFERENCE

98 DEC -2 AM 9:2

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1378948