WARRANTY DEED

BOOK 11254 PAGE 611

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

Melody A Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

mail

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Crafton	SAME	MAP 149.07A
(NAME) 7501 Oak Haven Trace	(NAME)	PARCEL 7.00CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, The Farazmand Family 1994 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Crafton

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. 7 on the Plan of Chelsea Village, of record in Book 7900, Pages 119-121, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to The Farazmand Family 1994 Trust by Deed from Manouchehr Farazmand and Malekeh Ahmadzadeh, husband and wife, of record in Book 9543, page 507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

99 JAN 12 PM 2:50
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

0536037
IDENTIF. + REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved (X)
This is improved ( ) property, known as 705 Dover Glen Drive, Antioch, Tennessee 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 my hand this 6th day of January 19 99

The Farazmand Family 1994 Trust
By:
Malekeh Farazmand (Ahmadzadeh)

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The Farazmand Family 1994 Trust by Malekeh Farazmand (Ahmadzadeh)

the bargainor _____, ~~with whom I am personally acquainted~~ or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at California this 6th day of January 19 99.

Commission expires APRIL 15, 2000

N. Azam
NAUSHABA AZAM Notary Public

NAUSHABA AZAM
Commission # 1094897
Notary Public - California
Los Angeles County
My Comm. Expires Apr 15, 2000

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS AN

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

1938 01/12 0101 03CHECK 22.05

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE-	PRFEE - PROBATE FEE

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0536037

IDENTIF. ↑ REFERENCE

99 JAN 12 PM 2:50

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

MAMT 16500.00
ERR CO
MAMT 16500.00-
CAMT 16500.00
CON TX 61.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 72.05
CHECK 72.05

01/12/99 01 14:52 0001 1938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411390