File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #99-1-28-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Khosrow Raissian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 99

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
KHOSROW RAISSIAN	CENDANT MORTGAGE CORPORATION	MAP 098-05
(NAME)	(NAME)	
5211 Dove Trail	600 Atrium Way	PARCEL 186
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Laurel, New Jersey 08054	FB #04D-93007
(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, H. CLIFF HOBBS AND WIFE, JACQUELINE B. HOBBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KHOSROW RAISSIAN, 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. 22-B on the Plan of the Zone Lot Division of Lot No. 22, Hunter's Point Subdivision, as of record in Plat Book 5200, Page 736, amended in Plat Book 6900, Page 620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to H. Cliff Hobbs and wife, Jacqueline B. Hobbs, by Quitclaim Deed from Lincoln State Savings and Loan Association, Inc., of record in Book 6809, Page 117, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3814, Page 592, Book 3897, Page 925, Book 6207, Page 609, Book 6279, Page 741, and Book 6900, Page 620, 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.

THIS instrument is being executed in behalf of H. Cliff Hobbs and wife, Jacqueline B. Hobbs pursuant to a Power of Attorney executed by same on the 6th day of January, 1999, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 5211 Dove Trail, Hermitage, TN 37076
(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 15th day of January 1999

H. CLIFF HOBBS
By: H. Cliff Hobbs by Jim Coffer
Jim Coffer, Attorney-in-fact

JACQUELINE B. HOBBS
By: Jacqueline B. Hobbs by Jim Coffer
Jim Coffer, Attorney-in-fact

01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of January, 1999, before me personally appeared JIM COFFER, 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 H. CLIFF HOBBS AND WIFE, JACQULEINE B. HOBBS, and acknowledged that he executed the same as the free act and deed of the said H. CLIFF HOBBS AND WIFE, JACQUELINE B. HOBBS.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

05 37969
IDENTIFICATION REFERENCE
99 JAN 19 PM 12:56
PILL HARRIS
REGISTER
DAVIDSON COUNTY, TN.
4046 01/19 0101 03CHECK 240.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11301 PAGE 667

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

05379 69

IDENTIFICATION REFERENCE

99 JAN 19 PM 12:56

REGISTER
DAVIDSON COUNTY, TN.

CAMT	2000.00
CON TX	229.40
PRFEE	1.00
WDEFT	8.00
CFEE	2.00
TOTAL	240.40
CHECK	240.40

01/19/99 01 17:54 0001 4046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413475