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

BOOK 11303 PAGE 360

OUR FILE NUMBER: 8107

MAP/GROUP/PARCEL
133 15 0 A 36.00

NEW OWNER'S NAME AND ADDRESS:
Fariborz Akbari and David M. Ashkazari
320 Welch Rd. Unit 5
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, James S. Sweeney, Sr. and wife, Rita E. Sweeney, hereinafter called Grantors, does hereby transfer and convey unto Fariborz Akbari and David M. Ashkazari, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

Unit F-8 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 F-8, Nashville, Tennessee 37211.

BEING the same property conveyed to grantors herein by deed of record in Book 10665, Page 983, 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.

James S. Sweeney, Sr.

Rita E. Sweeney by James S. Sweeney, Sr.

Rita E. Sweeney by James S. Sweeney, Sr. Atty. in Fact

05388556
IDENTIFICATION/REFERENCE
99 JAN 20 AM 9:43
ELLE ARMISTEAD REGISTER
DAVIDSON COUNTY, TN.
4640 01/20 0101 03CHECK 114.60

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James W. Sweeney, Sr., with whom I am personally acquainted, and made oath that he, individually and as Attorney in Fact for Rita S. Sweeney, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 6th day of January, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

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 6th day of January, 1999.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0538556

IDENTIF. & REFERENCE

99 JAN 20 AM 9:43

REGISTER
DAVIDSON COUNTY, TN.

CAMT	28000.00
CON TX	103.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	114.60
CHECK	114.60

01/20/99 01 09:41 0001 4640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414067