99-2-53-Q FILE BOX 19B

WARRANTY DEED

BOOK 11360 PG. 421

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 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
MOHAMMED YOUSEFPOOR	"New Owner"	MAP 104-06-0-L
(NAME)	(NAME)	
3210 Orleans Drive, #4		PARCEL 004CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		F.B.#: 26W-09870
(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, ANN EADEN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOHAMMED YOUSEFPOOR, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4, on the plan of Orleans Condominiums, which is designated as Exhibit "A" to the Master Deed, of record in Book 6437, Page 536, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by referece. Master Deed was amended in Book 6442, Page 49 and Book 6460, Page 96, said Register's Office.

BEING the same property conveyed to Ann Eaden, by Deed from Orleans, LTD, a Tennessee Limited Partnership, of record in Book 6443, Page 606, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions, easements, liens and other matters set for in the Master Deed and By-Laws of record in Book 6437, Page 536 and Book 6437, Page 547, 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.

James Glenn Eaden, Spouse of the above named Ann Eaden, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is improved (X) unimproved ( ) property, known as 3210 Orleans Drive, #4, Nashville, TN 37212
(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 26th day of February 1999

ANN EADEN

JAMES GLENN EADEN

FEE $ REFERENCE

99 MAR -1 PM 2:23

RECEIVED AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

05544.25

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANN EADEN AND JAMES GLENN EADEN

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 26th day of February, 99.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

3591 03/01 0101 03CHECK 251.50

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11360 PG. 423

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

0554425

99 MAR -1 PM 2:23

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

03/01/99 01 14:21 0001 1591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430783