WARRANTY DEED

BOOK 11360 PG. 808

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES 4-19-01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Reza Baghaevaji	CTX Mortgage Company	172-12-A-92
(NAME)	(NAME)	
5524 Seesaw Road	P.O. Box 19000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75219	
(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, Michael J. Greiner and wife, Carol Greiner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reza Baghaevaji and wife, Farah Salahshoup

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. 135 on the Plan of Section Five, Bradford Hills, of recrod in Book 7900, page 6 and Book 7900, page 287 and 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Greiner and wife, Carol Greiner, by deed from Claridge Builders, Inc., as of record in Book 8801, page 385, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 8069, page 170, amended in Book 8074, page 269, and in Book 8267, page 616 and 618, and in Book 8372, page 901, Book 8374, page 591, Book 8522, page 853, Book 8681, page 252, Book 8634, page 799, Book 8885, page 517 and 519, Book 9655, page 826, and re-recorded in Book 9058, page 889, Book 9227, page 681, Book 9384, page 290, Book 9570, page 3, Book 9607, page 330 and Book 9693, page 70,

CONTINUED

unimproved ( )
This is improved (X) property, known as 5524 Seesaw Road, Nashville, TN 37211
(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 25th day of February 19 99

Michael J. Greiner

Michael J. Greiner

Carol Greiner by Michael J. Greiner attorney-in-fact

Carol Greiner

BOOK 11360 PG. 809

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 Michael J. Greiner ~~and wife, Carol Greiner~~, 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 Franklin, Tennessee, this 25th day of February, 1999.

Commission expires 11-18-01

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

3717 03/01 0101 03CHECK 548.61

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee.

Plan of record in Book 7900, page 6, and Book 7900, page 287 and 288, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Home Owners Association Charter of record in Book 8071, page 520, said Register's Office.

Open space easement and Deeds of Conveyance of record in Book 8154, page 304, Book 8377, page 769, Book 8377, page 808, and Book 9779, page 672, said Register's Office.

99 MAR -1 PM 3:16

0554550

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Greiner, with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of Carol Greiner, and is authorized by Carol Greiner, to execute this instrument on behalf of Carol Greiner.

Witnerss my hand, at Brentwood, Tennessee, this 25th day of February, 1999.

_____
Notary Public

My Commission Expires: 11-18-01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11360 PG. 811

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

0554550

99 MAR -1 PM 3:19

		CAMT	145300.00
		CON TX	537.61
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	548.61
		CHECK	548.61
03/01/99	01	15:17	0001 1717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430909