Realty 48A

WARRANTY DEED

BOOK 11378 PG. 291

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 192,600.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reza M. Alviri	CTX Mortgage Company	141-12-C-042
(NAME)	(NAME)	
7317 River Bend Road	P. O. Box 199000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, Mohammad Oftadeh and wife, Sharareh Hajikhani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reza M. Alviri and wife, Faranak Davachi

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, TN, being Lot No. 42 on the Plan of River Bend, of record in Book 6900, Page 504 & 505, corrected in Book 7465, Page 833, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mohammad Oftadeh by deed from Hamidreza Parsa of record in Book 10761, Page 490, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 7112, Page 481, Book 7308, Page 805, Book 7308, Page 808, Book 7336, Page 15, Book 7465, Page 833, Book 7549, Page 893; By-laws in Book 7347, Page 636; Easements in Book 4581, Page 307, Book 6621, Page 303; Dedication of easement in Book 4817, Page 792; Agreement in Book 7278, Page 822; Charter in Book 7347, Page 636; and all matters shown on the plan of record.

The said Sharareh Hajikhani hereby joins in this conveyance to convey any and all marital rights which she may have in said property.

055932O

LEGIBILITY & REFERENCE

99 MAR 10 PM 2:25

This is improved (X) unimproved ( ) property, known as 7317 River Bend Road, Nashville, TN 37221
(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 8th day of March 19 99

Mohammad Oftadeh

Sharareh Hajikhani

Sharareh Hajikhani

K 11378

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 Mohammad Oftadeh and wife, Sharareh Hajikhani

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 8th day of March, 19 99.

Commission expires May 16, 1999

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

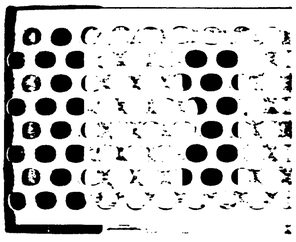
727 03/10 0101 03CHECK

723.62

G 292

K 11378

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

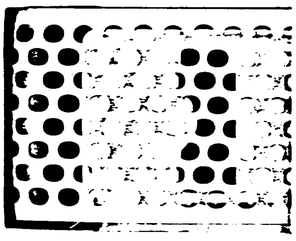
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	192600.00
CON TX	712.62
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	723.62
CHECK	723.62

03/10/99 01 14:24 0001 6727

0559320
IDENTIFICATION REFERENCE
99 MAR 10 PM 2:25



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435874

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