THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of March, 1999.

My Commission Expires: 7-27-2002

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ahmad and Forough Dibadj
(Name)
6666 Brookmont Terrace, Unit 1110
(Street Address)
Nashville, TN 37205

SEND TAX BILLS TO:
same
(Name)

(Street Address)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, PAUL J. MATTHYS and wife, MARY KAY MATTHYS, hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto AHMAD DIBADJ and wife, FOROUGH DIBADJ, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Apartment Unit No. 1110, of Wessex Towers Condominium created under Title 63, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, 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 Wessex Towers Condominium Apartments, of record in Book 5200, page 142, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

BEING the same property conveyed to Paul J. Matthys and wife, Mary Kay Matthys, by Deed of Record in Book 10039, page 925, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6666 Brookmont Terrace
Unit 1110
Nashville, TN 37205

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused their names to be affixed hereto on this 30th day of March, 1999.

PAUL J. MATTHYS

MARY KAY MATTHYS

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 PAUL J. MATTHYS and MARY KAY MATTHYS, 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 Nashville, Tennessee, this 30th day of March, 1999.

NOTARY PUBLIC

ANGELA D. RAMSEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires: 7-27-2002

H:MATTHYS.WD

05683386

IDENTIFICATION REFERENCE

99 APR -1 AM 8:06

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

6287 04/01 0101 CHECK 603.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11410 PG. 509

0568388

IDENTIFICATION REFERENCE

99 APR -1 AM 8:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	160000.00
CON TX	592.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	603.00
CHECK	603.00

04/01/99 01 08:06 0001 6287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445343