WARRANTY DEED

BOOK 11412 PG. 332

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olivia N. Sawyers	Franklin American Mortgage	MAP 136-14, #196
(NAME)	(NAME)	
1014 Carla Court	501 Corporate Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(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~~, I, Fatemeh Bahami, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olivia N. Sawyers, 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:

LAND in Davidson County, Tennessee, being Lot No. 158-A of the Zone Lot Division of Lots 155 through 164, Harbor Gate Subdivision, Section 2, as of record in Plat Book 6900, Page 17, and amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Fatemeh Bahmani, by deed from Leopoldo Sapene and wife, Beatriz de Sapene, of record in Book 8084, Page 549, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS instrument is being executed in behalf of Fatemeh Bahami, pursuant to a Power of Attorney executed by same on the 22nd day of March, 1999, and being filed for record simultaneously herewith.

99 APR -1 PM 3:09
ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

05687764

unimproved ( )
This is improved (X) property, known as 1014 Carla Court, Nashville, TN 37217
(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 31st day of March, 19 99

Fatemeh Bahmani

Fatemeh Bahmani
By: Annette Cox, Attorney-in-fact

$27.35

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 1999, before me personally appeared Annette Cox, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same as the free act and deed of the said Fatemeh Bahmani.

Notary Public - Lee E. Cranford

My Commission Expires: March 25, 2000

Warranty Deed from Fatemeh Bahmani, to Olivia N. Sawyers.

RETURN TO:
STELTEMEIER & WESTBROOK
2002 Richard Jones Road, C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11412 PG 334

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

05687764

IDENTIFICATION REFERENCE

99 APR -1 PM 3:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	85500.00
CON TX	316.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	327.35
CHECK	327.35

04/01/99 01 15:08 0001 6680

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445725