# WARRANTY DEED

JUDY [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TE

My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Thayer W. Wine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 99

Judy S. Isbell
Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frederick L. Wine | NEW OWNER | 160-9 12.00 |
| (NAME) | (NAME) | |
| 861 Lakemont Drive | | OH 18456 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (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, Vahab Aliabadi and wife, Parvin Banoo Shahgoli

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick L. Wine and wife, Thayer W. Wine

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. 17 on the Plan of Oak Hill Estates, Section II, of record in Plat Book 4460, pages 36, 37 and 38, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Vahab Aliabadi and wife, Parvin Banoo Shahgoli, by deed from John Thomas Eddleman and wife, Laura Hasselbring Eddleman, of record in Book 10050, page 762, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 4537, page 496; Plan of record in Plat Book 4460, pages 36, 37 and 38; all in the Register's Office for Davidson County, TN.

[illegible] 04/01 0101 03CHECK 344.00

unimproved ( )
This is improved ( X ) property, known as 861 Lakemont Drive, Nashville, TN 37220
(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 hands this 30th day of March, 19 99

Vahab Aliabadi

Parvin Banoo Shahgoli attys fact
Parvin Banoo Shahgoli

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 Vahab Aliabadi

the bargainor ____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March 19 99.

Commission expires 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Vahab Aliabadi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney in Fact for Parvin Banoo Shahgoli, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Parvin Banoo Shahgoli, the bargainor, by the said, Vahab Aliabadi, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of March, 1999.

Notary Public

My Commission Expires: 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000



MAIL ENV.

0568901

IDENTIFICATION REFERENCE

99 APR -1 PM 4:57

ALL TAXES PAID
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11413 PG. 67

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0568901

IDENTIFICATION REFERENCE

99 APR -1 PM 4:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| DAMT | 90000.00 |
| CON TX | 333.00 |
| PRFEE | 1.00 |
| UCCFEE | 5.00 |
| CFEE | 2.00 |
| TOTAL | 344.00 |
| CHECK | 344.00 |

CLERK 01 12:57 0001 6822

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1445864