BOOK 11484 PG. 649

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| John N. Kawinzi<br>1408 Lischey Avenue<br>Nashville, TN 37207 | New Owner | Map 81-15<br>Parcel 573 |

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 99-04-9444

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Hossein Moradipour, married (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto John N. Kawinzi, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No.5 on the plan of Jane Gilliam Property as of record in Plan Book No. 2, page 9, Chancery Court at Nashville.**

**Said Lot No. 5 fronts 50 feet ont he northerly margin of Jefferson Street and runs back between parallel lines and along the westerly margin of an alley, 194 feet to an alley in the rear.**

**Being the same property conveyed to Hossein Moradipour by Warranty Deed from Ghassan A. Husseini, married of record in Book 11180, page 231, said Register's Office for Davidson County, Tennessee.**

**The above described property is not the homestead of Hossein Moradipour and never has been and is investment property owned by Hossein Moradipour.**

This description was the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.
2. Plan of record in Chancery Court in Plan Book No. 2, page 9, said Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 4183, page 252, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1806B Jefferson Street, Nashville, Tennessee 37208.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater for this transfer is $66,000.00.**

John N Kawinzi
**Affiant**

**Subscribed and sworn to before me this 14th day of May, 1999.**

Joseph V. Ferrelli
**Notary Public**

**My Commission Expires:** 9/23/2002

99 MAY 19 AM 10:23
CAROLL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0588630

IDENTIFICATION REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of May, 1999.

**Hossein Moradipour**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

On the 17th day of May, 1999, before me personally appeared Hossein Moradipour, to me known to be the person who executed the foregoing instrument and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this day 17th of May, 1999.**

NOTARY PUBLIC

**My Commission Expires:** 9/23/2000

RECORDED 1999 MAY 20 08:52 AM
DOCUMENT 0000 0000 0000 0000

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11484 PG. 651

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

0588630

IDENTIFICATION REFERENCE

99 MAY 19 AM 10:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAPT | 55000.00 |
| CRT TX | 244.20 |
| PRFEE | 1.00 |
| UCCFD | 8.00 |
| CFEE | 2.00 |
| TOTAL | 255.20 |
| CHECK | 255.20 |

05/19/99 03 10:27 0001 7807

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

**No.** 1462422