5K

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 11522 PG. 317

THIS INDENTURE, made and entered into as of the 2nd day of June, 1999 by and between

AGHDAS AGHAHOSSIN AKA AGHDAS GHIASSI and MOHSEN GHIASSI, WIFE AND HUSBAND ,

hereinafter referred to as Grantor, and

KATINA GANT, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 38, LOT NO. 35 ON THE PLAN OF QUAIL VALLEY SECTION 4, PHASE VII, ON THE CONDOMINIUM SITE PLAN OF RECORD IN BOOK 5200, PAGE 522, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AGHDAS AGHAHOSSIN BY DEED FROM ANDREW B. GIBSON, JR., TRUSTEE, OF RECORD IN BOOK 11188 PAGE 995 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

A Aghahossin A. Ghiassi
AGHDAS AGHAHOSSIN AKA AGHDAS GHIASSI

M. Ghiassi
MOHSEN GHIASSI

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INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **AGHDAS AGHAHOSSIN AKA AGHDAS GHIASSI and MOHSEN GHIASSI, WIFE AND HUSBAND**, the within named bargainors, 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, at office, this **2nd** day of **June, 1999**.

Notary Public

Commission Expiration: _____

My Commission Expires 9/16/2001

. . . . . .

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$68,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. 66,000.00 MG

Affiant

Subscribed and sworn to before me this **2nd** day of **June, 1999.**

Notary Public

Commission Expiration: _____

My Commission Expires 9/16/2001

0598219

IDENTIFICATION REFERENCE

99 JUN 10 PM 12:55

BILL GANDILO REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

SEND TAX BILLS TO:

KATINA GANT

3302 QUAIL VIEW DRIVE, UNIT 38
NASHVILLE, TN 37214

PROPERTY ADDRESS:

3302 QUAIL VIEW DRIVE, UNIT 38
NASHVILLE, TN 37214

MAP PARCEL NUMBER
108-12-0-A-038

06/10/1999 0101 02CHECK 255.00

WD-MULTI.DOC
File No. 99-532

NASHVILLE ESCROW CO.
Title Co. T.G. No.

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

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0598219

DENTIFYING REFERENCE

99 JUN 10 PM 12:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	66000.00
CON TX	244.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	255.20
CHECK	255.20

06/10/99 01 12:58 0001 7973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472432