Box 61
T- 8240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $74,765.00.

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Subscribed and sworn to before me, this 15th day of July, 1999.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires November 24, 2001

Willa Dean Hogue
Affiant

Jamie L. Taylor
Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Willa Dean Hogue, Unmarried 161 Ellington Place Madison, Tennessee 37115 MAP & PARCEL NO. 51-10B-6-CO	SAME

FILED
JUL 16 PM 2:21
MARY C. MONROE
REGISTER
DAVIDSON COUNTY, TN

RECEIVED FOR RECORD AND REFERENCE
06125911

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, *MOHAMMAD JALALIAN, UNMARRIED,*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY *WILLA DEAN HOGUE, UNMARRIED,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Unit No. 161, Ellington Place Condominums, a horizontal property regime established by Master Deed of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee.

Subject to the master deed establishing a Horizontal Property Regime of Ellington Place Condominium, including the Bylaws thereunto attached recorded in Book 6984, page 112, of the same office.

Being the same property conveyed to Mohammad Jalalian herein by deed of Nourdin Khayatta, dated March 11, 1992, and recorded June 9, 1993, in Book 8063, Page 960, Registers Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 161 ELLINGTON PLACE, MADISON, TENNESSEE 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 29 DAY OF JUNE, 1999.

Mohammad Jalalian

MOHAMMAD JALALIAN

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this 29th day of June, 1999, before me personally MOHAMMAD JALALIAN, UNMARRIED to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

MARYAM SOBOUTI
Commission = 1176733
Notary Public - California
Los Angeles County
My Comm. Expires Mar 19, 2002

My Commission Expires:

2002

Notary Public

WARRANTY DEED

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
0440 07710 0101 020800 23/ 492

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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0612591

ILEGIBLE - REFERENCE

99 JUL 16 PM 2:21

REGISTER'S OFFICE
DAVIDSON CO., TN.

CHRT	74765.00
CON TX	276.63
PRFEE	1.00
MJEED	5.00
CFEE	2.00
TOTAL	287.63
CHECK	287.63

07/16/99 01:?? 14:24 0001 3440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491765