STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11594 PG. 435

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00.

Julie Ann Mathews
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 1999.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

MAIL ENV.

99 JUL 29 AM 11:59
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 06175552

ADDRESS NEW OWNER(S) AS FOLLOWS:
Julie Ann Mathews
82 Ravenwood Hill Circle
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS
180-000-232.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Manouchehr Tahmassebi and wife, Sakineh Tahmassebi Baneadam** hereinafter referred to as Grantor, hereby transfers and conveys to **Julie Ann Mathews, a single woman** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

EE3E 07/29 0101 03CHECK 194.15

Land in Davidson County, Tennessee being Lot No. 5, on the plan of Subdivision of Lot 21, Section 2-A, and Revisionof Lot 1, Section 4, Holt Hills, of record in Plat Book 9700, page 541, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Manouchehr Tahmassebi and wife, Sakineh Tahmassebi Baneadam by deed from Richard C. Argo, unmarried by instrument of record in Book 10916, page 911, Register's Office for Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Williamson County, Tennessee.

This is improved property known as 119 Holt Hills Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 28th day of July, 1999.

Manouchehr Tahmassebi

Manouchehr Tahmassebi

Sakineh Tahmassebi Baneadam

Sakineh Tahmassebi Baneadam

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Manouchehr Tahmassebi and wife, and Sakineh Tahmassebi Baneadam, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 1999.

Notary Public

9-11-2001

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11594 PG. 437

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

0617552

IDENTIF. ↑ REFERENCE

99 JUL 29 AM 11:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	49500.00
CON TX	183.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	194.15
CHECK	194.15

07/29/99 01 12:04 0001 8838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497090