jule box 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 3-30-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER S. AS FOLLOWS	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
Vashon L. Oggs	GMAC Mortgage Corporation	165-13A-10
(NAME)	(NAME)	
4237 Laurenwood Drive	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Horsham, PA 19044	
(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, Manouchehr Tahmassebi and wife, Sakiveh Tahmassebi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vashon L. Oggs and Stacey A. Benford, both unmarried

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, Tennessee being Lot 327 on the Plan of Section 6, Peppertree Forest, P.U.D., as of record in Book 7900, page 572, Register's Office for Davidson County, Tennessee to which references is made for a more complete description.

Being the same property conveyed to Manouchehr Tahmassebi by deed from Allen Earps Builders, Inc. of record in Book 9289, page 177, Register's Office for Davidson County, Tennessee.

Sakiveh Tahmassebi joins in this conveyance solely to relinquish any marital rights she may have in the property by virtue of her marriage to Manouchehr Tahmassebi.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

99 SEP -3 AM 9:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

06321196

unimproved ( )
This is unproved (X) property, known as 4237 Laurenwood Drive, Antioch, Tennessee 37013
(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 hand s this 31st day of August 19 99

Manouchehr Tahmassebi

Sakiveh Tahmassebi

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
0101
SCHEDULE
414.30

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 Mansoureh Tabnassehi and wife, Sakineh Tabnassehi

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 99.

Commission expires 3-30-03

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

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

06321196

IDENTIFICATION REFERENCE

99 SEP -3 AM 9:36

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11648 PAGE 986

TAX 155000.00
[illegible] TX 403.30
FEE 1.00
REC FEE 5.00
CFEE 2.00
TOTAL 414.30
CHECK 414.30
[illegible] 0:33 0001 4544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512575