Dox 2

BOOK 11730 PAGE 162

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF October 19 99

Catherine R. Ice Ellis
Notary Public

MY COMMISSION EXPIRES: 5/27/2000
(AFFIX SEAL)

CATHERINE R. ICE NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ABBAS TAHERIAN	FIRST UNION MORTGAGE CORPORATION	MAP 116-7
(NAME)	(NAME)	
110 LYNWOOD TERRACE	1100 CORPORATE CENTER DR.	PARCEL 33.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	RALEIGH, NC 27607	
(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, BUFORD H. ORTALE AND WIFE, CYNTHIA C. ORTALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ABBAS TAHERIAN AND WIFE, DEBRA TAHERIAN

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 the westerly part of Lot No. 3 on the Map of Pendleton and Blairs Subdivision of Lynwood Park, of record in Book 421, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Said part of said lot fronts 195 feet on the south side of Lynwood Boulevard and runs back 285.3 feet on the easterly line and 269.5 feet on the westerly line, along the eastern margin of Lynwood Terrace to a dead line on which it measures 192.5 feet.

Being the same property conveyed to Buford H. Ortale and wife, Cynthia C. Ortale by deed from Barry Nurcombe and wife, Alison C. Nurcombe of record in Book 10033, Page 407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Pendleton and Blairs Subdivision of Lynwood Park, of record in Plat Book 421, page 45; In Deed from Suzanne Warner Bass and husband, to Florence J. Sawrie, of record in Book 1556, Page 483, said Register's Office, it is recited that the hedge planted on the east side of line of the land in question adjoining the remainder part of Lot No. 3, not conveyed, shall be the common property owned by the grantors and grantees; both of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 110 LYNWOOD TERRACE, NASHVILLE, TN 37205
(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 29th day of October 19 99

Buford H. Ortale
BUFORD H. ORTALE

Cynthia C. Ortale
CYNTHIA C. ORTALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BUFORD H. ORTALE AND WIFE, CYNTHIA C. ORTALE

the bargainor S, 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 and official seal at Brentwood, Tennessee, this 29th day of October, 1999.

Commission expires 5-22-2000

Catherine R. Vice
Notary Public

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

CATHERINE R. VICE NOTARY PUBLIC DAVIDSON

WARRANTY DEED

FROM

BUFORD H. ORTALE AND WIFE, CYNTHIA C. ORTALE

TO

ABBAS TAHERIAN AND WIFE, DEBRA TAHERIAN

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 NOV -3 PM 12:56
REGISTER
DAVIDSON CO., TN.

RECEIVED 2286.50 7542 11/02 0101 CASHIER

REFERENCE 0653865

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11730 PAGE 164

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

0653865

REFERENCE

99 NOV -3 PM 12:56

REGISTER
DAVIDSON CO. TN.

CAMT
615000.00
CON TX 2275.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 2286.50
CHECK 2286.50

11/03/99 01 12:57 0001 7543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535283