Davidson County DEEDWARR
Recvd: 06/11/03 08:55 2pgs
Fees:13.00 Taxes:222.00
20030611-0080441

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Farhad S. Matin
4 Mimosa Court
Antioch, TN 37013

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 162-16-A; Parcel Number 80.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **RAOUF MATTIN, a married person,** have bargained and sold and do hereby transfer and convey unto **FARHAD S. MATIN, a married person**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

A CERTAIN CONDOMINIUM apartment in Davidson County, Tennessee, being Lot No. 4, Building No. 17, on the Plan of Section One, Phase One, Mill Creek Club Condominium, of record in Book 4860, page 11, amended of record in Book 5050, page 103, both in the Register's Office for said county, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Raouf Mattin by deed from First National Bank of Chicago as Trustee for BankBoston Home Equity Loan Trust 1999-1, of record in Instrument 20010808-0085289, Register's Office for Davidson County, Tennessee.

This is not and has not been the usual place of residence of the Grantor.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 4860, page 11, amended of record in Book 5050, page 103, to restrictive covenants of record in Book 4792, page 725 and Book 6396, page 504, to Master Deed of record in Book 4887, page 961, Book 5000, page 607, Book 5101, page 809, and Book 10468, page 654, to Articles of Merger of record in Book 9150, page 797, to Charter of record in Book 5000, page 610, and Book 5689, page 502, and sewer easement of record in Book 5373, page 110, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **4 Mimosa Court, Nashville, TN 37013**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2003 real property taxes which will be assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 27th day of May, 2003.

RAOUF MATTIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Raouf Mattin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 27th day of May, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I 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 **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of May, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006