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20010

Davidson County DEEDWARR
Recvd: 04/15/04 15:12 2pgs
Fees:13.00 Taxes:290.45

20040415-0042651

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $78,500.00.

Affiant

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Subscribed and sworn to me on April 14, 2004.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20010SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Faryab Lohrasbi 3210 Orleans Drive, Unit 1 Nashville, TN 37212	SAME	104-6-L-1 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eddie M. Young and wife, Martha J. Young, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Faryab Lohrasbi, married, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1 on the plan of Orleans Condominiums, which is designated as Exhibit "A" to the Master Deed, of record in Book 6437, page 536, as amended in Book 6442, page 49, said Register's Office, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Eddie M. Young and wife, Martha J. Young by deed from Orleans, LTD, a Tennessee limited partnership, dated December 5, 1984, of record in Book 6442, page 66, Register's Office fro Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record as Exhibit "A" of the Master Deed of record in Book 6437, page 536, as amended in Book 6442, page 49, Register's Office for Davidson County, Tennessee; and
3. Charter of Orleans Condominiums Homeowners' Association of record as Instrument No. 20040322-0032150, Register's Office for Davidson County, Tennessee; and
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal

Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Orleans Condominiums of record in Book 6437, page 536, as amended in Book 6442, page 49 and Book 6460, page 96, and By-Laws of record in Book 6437, page 547, Register's Office for Davidson County, Tennessee; and

5. Subject to Urban Zoning Overlay of record as Bill No. BL2000-364, as made applicable by Bill No. BL2000-476, Metro Clerk's Office for Davidson County, Tennessee; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3210 Orleans Drive, Unit 1, Nashville, TN 37212.

This is not the usual place of residence of the Grantee.

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 GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on April 14, 2004.

Eddie M. Young

Eddie M. Young

Martha J. Young

Martha J. Young

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 14, 2004, before me personally appeared Eddie M. Young and wife, Martha J. Young to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 14, 2004.

Doug[illegible]
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____