09-08-009-d

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2009

Notary Public:

MY COMMISSION EXPIRES: 1/3/11 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEE FILES KENNEDY COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 09/09/09 13:35 2 pgs
Fees:13.00 Taxes:703.00
20090909-0084496

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Parviz Baghaii	SunTrust Mortgage, Inc.	Parcel ID:
116 31st Ave. North	401 Commerce Street, Suite 6100	104020S02300CO
Nashville, TN 37203	Nashville, TN 37219	

FOR AND IN 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

Ruth R. Williams, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Parviz Baghaii , 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:

BEING Unit No. 308, together with parking space No. 8, together with the appurtenant interest in the common elements of Hedriick Place Condominiums, a horizontal property regime established by Master Deed, of record in Instrument 200002030011406, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Ruth R. Williams, unmarried, by Warranty Deed dated July 29, 2005, of record in Instrument 20050811-0095157, said Register's Office.

This conveyance is subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) all matters appearing on the Master Deed and By-Laws of record in Instrument 2000030011406, and Instrument 20000203-0011406 and (3) Charter for Homeowner's Association of record in Instrument 200002020011046, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 116 31st Ave. North, Nashville, TN 37203

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 my hand this 4th day of September, 2009.

Ruth R. Williams

Ruth R. Williams

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

SS: Norwalk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth R. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2009.

My Commission Expires: 8/31/2011

Notary Public WINTHROP E. BAUM

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KRIS MORSS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state KRIS MORSS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

MILES FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON