THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW ATTORNEYS AT LAW
14th FLOOR THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5362 PAGE 829

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan Allai Moghadom (NAME:)	Same (NAME:)	MAP 69-11
8008 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR# 325
Nashville, TN. 37221 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE DOLLAR ($1.00)----------

----------*DOLLARS*

cash in hand paid and other good and valid consideration and in compliance with the terms and conditions of a property settlement agreement heretofore entered into and filed as a part of the record in the cause of Florence Luna Moghadom versus Hassan Allai Moghadom, Rule number 93400, pending in the First Circuit Court of Davidson County, Tennessee.

NOV 13 MISC B* 6.00 * 6.00

I, Florence Luna Moghadom

have bargained and sold, and by these presents do transfer and convey unto all of my right, title and interest unto *the said* Hassan Allai Moghadom, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of C. J. Carney, Surveyor, dated April 13, 1965, as follows;

Beginning at an iron pin in the northeasterly margin of Clarksville Highway (State Highway 112) in the northwest corner of the property conveyed to John W. Berry, Jr., and wife, by deed of record in Book 4308, page 790 said Register's Office; thence with the margin of same highway north 26° west 130 feet to an iron pin; thence leaving said Highway north 86° 45' east 195 feet to the northwest corner of the property conveyed to John W. Berry, Jr., and wife, by deed of record in Book 3890, page 139, said Register's Office; thence with his westerly line, south 12° east 74 feet to an iron pin, northeast corner of the property conveyed to John W. Berry, Jr., and wife by deed of record in Book 4308, page 790, said Register's Office; thence with his northerly line, south 70° west 165 feet to the point of beginning, containing 0.41 acres, more or less.

Tract No. II: Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described according to a survey made April 13, 1965, by C. J. Carney, Surveyor, as follows;

Beginning on the easterly margin of Clarksville Highway (State Highway No. 112) at the northwesterly corner of an 0.44 acre tract of land conveyed to John W. Berry, Jr., and wife, by deed from Howard B. Moore and wife, of record in Book 3890, page 139, Register's Office for said

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 13 day of Nov 1979

Hassan Allai Moghadom
Affiant

My commission expires: 10-14-80
(Affix Seal)

Notary Public

County; thence along the northerly line of said 0.44 acre tract, north 74° east 138 feet to a corner of said tract; thence along said 0.44 acre tract, north 12° west 121 feet to a point; thence south 70° west 165 feet to the easterly margin of said Highway; thence along the same south 26° east 111 feet to the point of beginning, containing 0.40 acres, more or less.

Being the same property conveyed to Hassan A. Moghadom and wife, Florence L. Moghadom by deed from Earl Hutchens and wife, Norma Sue Hutchens of record in Book 5218, page 794, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hassan Allai Moghadom, his ..... *heirs and assigns, forever.*

And I *do covenant with the said* Hassan Allai Moghadom ..... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except by the Vendor's lien retained in Book 5218, page 794, which the grantee assumes and agrees to pay.

And I, Florence Luna Moghadom ..... *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hassan Allai Moghadom, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 13 *day of* November, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× Florence Luna Moghadom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named FLORENCE LUNA MOGHADOM .....

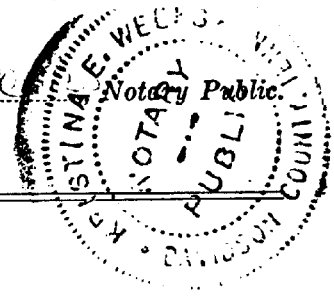
.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1978. Kristina S. [illegible] Notary Public.

Commission Expires 4-12-82.



STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

IDENTIF. REFERENCE
Nov 13 9 29 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.