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5797 11/15 83.20- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Mohammad Reza Shams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 19 79

W. K. Dover
Notary Public

MY COMMISSION EXPIRES: Apr 21 17, 1983
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAMMED REZA SHAMS,ET UX (NAME)	Same (NAME)	83-1-110
1013 W. SHARPE AVENUE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27W-22505
NASHVILLE, TN. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, OVELLA B. NELMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOHAMMED REZA SHAMS AND WIFE, PATSY STONE DOVER SHAMS

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 the 6th, formerly the 27th, Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 40 and the westerly 8 inches of Lot No. 41 on the Map of Jones and Bradford's Subdivision, as of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 and the westerly part of Lot No. 41, front together 50 feet 8 inches on the northerly side of Sharpe Avenue, and runs back between parallel lines 154½ feet to an alley.

Being the same property conveyed to W. R. Nelms and wife, Ovella B. Nelms by deed of record in Book 4074, Page 891, Register's Office for Davidson County, Tennessee.

W. R. Nelms is deceased as evidenced by Death Certificate File Number 69 019859, Tennessee Department of Vital Statistics.

This conveyance is subject to any and all restrictions of record.

This is improved (X) unimproved ( ) property, known as 1013 WEST SHARPE AVENUE, NASHVILLE, TENNESSEE 37206
(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 my hand this 9th day of November, 19 79

Ovella B. Nelms
OVELLA B. NELMS

A-101

STATE OF TENNESSEE
Davidson County

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

OVELLA B. NELMS

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 9th day of November 1979.

Commission expires April 17, 1983

W. K. Georgas, Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
OVELLA B. NELMS

TO
MOHAMMED REZA SHAMS, ET UX

F 63422

IDENTIF. REFERENCE

Nov 15 9 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail
American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29500.00- CO	
			76.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	83.20-
5797A	11/15/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F63422

IDENTIF. REFERENCE T

NOV 15 9 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 725677