This instrument was prepared by:
Law Office of James R. McKinney
1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

BOOK 5983 PAGE 238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Assad Fatehi -Varkani	Same	57-7-36
(NAME)	(NAME)	
725 Tahlena Avenue		11D78775
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $10.00 dollars cash in hand paid by the herein-after named grantors, and other good and valuable considerations, The receipt of which is hereby acknowledged, I

Melisa Earlene Conrad Bush, executrix of the Estate of James T. Conrad

have this day bargained and sold, and do hereby transfer and convey unto the said Assad Fatehi -Varkani

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 5 Nos. 83 and 84 on the map of Madison Heights Sub., Section No. 1 as of record in Book 1424, page 6, Register's office for said county.
Said lots front together 200 feet on the East side of Tahlena Avenue and runs back between lines 480.2 feet on the North line and 510.6 feet on the South line, to a dead line in the rear, on which it measures 217.8 feet.

Being the same property conveyed to James T. Conrad by deeds from D.L. Jensen and wife Mable G. Jensen of record in Book 1813, pages 510 and 559 Register's Office Davidson County said James T. Conrad having deceased, and Melisa Earlene Conrad Bush being named executrix of his estate.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $46,500.00

Subscribed and sworn to before me, this the 8th day of December 19 82

Affiant Assad Fatehi -Varkani

My commission expires: 4.21.85 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 725 (House Number) Tahlena Avenue (Street) Madison, Tennessee (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 16th *day of* Dec. 19 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Melisa Earlene Conrad Bush Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5983 PAGE 239

Personally appeared before me, The Undersigned
for said County and State, Melisa Earlene Conrad Bush, Executrix *a Notary Public in and*

the within named 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 Nashville, Davidson, County, Tennessee.
this 11th *day of* December, *19* 82

Commission expires 4-21-85 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...
County aforesaid, personally appeared ....., *a Notary Public of the State and 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 effice in .....
this .....*day of* ....., *19*.....

Commission expires ..... *Notary Public*

H 2 3 2 4 1

IDENTIF. REFERENCE

DEC 28 2 28 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

7643 12/28 [illegible]

WARRANTY DEED

FROM
Melisa Earlene Conrad Bush, Executrix

TO
Assad Fatehi-Varkani

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 5983 PAGE 240

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT.
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

46500.00- CO
120.50 CO TX
.50 PRFEE
6.00 NDEED
CHECK 127.40-
7643A12/28/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 23241

IDENTIF. REFERENCE

DEC 28 2 28 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917843