SEND TAX BILLS TO:

Roger J. Gonzalez
3800 Kingswood Avenue
Nashville, Tenn. 37216.

THIS INSTRUMENT PREPARED BY:
KURT O. E. TSCHAEPE
812 Nashville Pike
Gallatin, Tennessee 37066
Phone (615) 451-3600

52-7-36 B.A.

WARRANTY DEED

BOOK 5366 PAGE 981

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, ASSAD FATEHI-VARKANI, a single man, hereinafter alternatively referred to as the "Grantor," have this day bargained and sold and by these presents do hereby transfer and convey unto ROGER J. GONZALEZ and wife, MARY F. GONZALEZ, hereinafter alternatively referred to as the "Grantees," as tenants by the entirety, their heirs and assigns, in fee simple forever, the following described lots or parcels of land situated in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot 5 Nos. 83 and 84 on the map of Madison Heights Subdivision, 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 run 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 ASSAD FATEHI-VARKANI by Warranty Deed from MELISA EARLENE CONRAD BUSH, Executrix of the Estate of JAMES T. CONRAD, dated December 16, 1982, and recorded December 28, 1982, in Book 5983, Page 238, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all improvements thereon and appurtenances thereunto belonging unto the said ROGER J. GONZALEZ and wife, MARY F. GONZALEZ, as tenants by the entirety, their heirs and assigns, in fee simple, forever.

I COVENANT with the said Grantees that I am lawfully seized and possessed of said lots or parcels of land, that I have a good and lawful right to sell and convey the same, and that they are free and unencumbered,

EXCEPT FOR: Restrictions of record, that certain Deed of Trust in favor of JAMES R. McKINNEY, Trustee for MELISA EARLENE CONRAD BUSH, Executrix, of record in Book 5983, Page 241, Register's Office for Davidson County, Tennessee, securing an indebtedness whose balance of approximately $21,015.50 is specifically assumed by Grantee, applicable building and zoning regulations, visible easements, and 1984 real property taxes.

I FURTHER COVENANT with the said Grantees and bind myself, my heirs and assigns to warrant and defend title thereto against the lawful claims and demands of all persons, whomsoever.

POSSESSION of the above described real property to be given on date of deed, with 1984 real property taxes to be prorated, Grantor paying said prorated portion to the date of this deed.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by signing his name hereinbelow on this 9 day of August, 1984.

Assad Fatehi Varkani
ASSAD FATEHI-VARKANI

STATE OF TENNESSEE)
) ss.
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ASSAD FATEHI-VARKANI, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the uses and purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 9th day of August, 1984.

(SEAL)

NOTARY PUBLIC

My Commission Expires:
July 1, 1985

STATE OF TENNESSEE)
) ss.
COUNTY OF SUMNER)

I hereby swear or affirm that the actual considertion for this transfer or value of the property transferred, whichever is greater, is 50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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Sworn to and subscribed before me this 7th day of August, 1984.

(SEAL)

NOTARY PUBLIC

My Commission Expires:

July 1, 1985

4996 08/24 139.50- CHECK

I 4 5 3 I 0

IDENTIF. REFERENCE

AUG 24 1 55 PM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6366 PAGE 984

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 139.50-
4996A08/24/84 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 5 3 1 0

IDENTIF. REFERENCE

AUG 24 1 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0063690