FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,854.00

Barbara M. Seaborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1984.

George H. Cate, Jr.
Notary Public

MY COMMISSION EXPIRES: 10/30/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
George H. Cate, Jr., Attorney, 1101 Stahlman Bldg., Nashville 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmett R. & Barbara M. (NAME)	Seaborn SAME (NAME)	Map 83-1
1013 W. Sharpe Ave. (STREET ADDRESS OR ROUTE NUMBER)	1000 Maplewood Lane (STREET ADDRESS)	Parc 110
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	27W22505

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, Shahriar Kamfar, an unmarried person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emmett R. Seaborn and wife, Barbara M. Seaborn

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 eight 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, eight inches on the northerly side of Sharpe Avenue, and run back between parallel lines 154-1/2 feet to an alley.

Being the same property conveyed to Shahriar Kamfar and Mohsen Abaie by deed from Patsy Stone Dover Shams of record in Book 5793, page 355, Register's Office for Davidson County, Tennessee. The said Mohsen Abaie having since quitclaimed said property to Shahriar Kamfar by deed of record in Book 6222, page 929, said Register's Office. This conveyance is made subject to a Deed of Trust of record in Book 5530, Page 896, said Register's Office, to secure a deed of trust note to Ovella B. Nelms, dated November 9, 1979, and an extension and renewal thereof, dated August 10th, 1984, expressly assumed by the Grantees. It is further made subject to all restrictions and easements of record.

08/31/84 - CHECK

This is unimproved ( ) improved (X) property, known as 1013 W. Sharpe Ave., Nashville, TN 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 our hands this 31st day of August, 1984.

SHAHRIAR KAMFAR

EMMETT R. SEABORN

BARBARA M. SEABORN

7143

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named Shahriar Kamfar, Emmett R. Seaborn and Barbara M. Seaborn

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

George H. Cate, Jr. Notary Public

Commission Expires 10/20/85

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
SHAHRIAR KAMFAR

TO
EMMETT R. SEABORN and
BARBARA M. SEABORN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 4 7 0 2 4

IDENTIF. REFERENCE

AUG 31 3 46 PM '84

FELIX A. ROSSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

40654.01- CAMT.
106.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 112.84-
7143A08/31/64 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 0 2 4

IDENTIF. REFERENCE

Aug 31 3 48 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0065767