FROM: JAMES E. GUTHRIE

This Instrument Prepared By:
Thomas N. Jones
Attorney at Law
405 Main Street
Franklin, Tennessee 37064

TO: MCZAFFAR ROSHANFAR
LYNNISSEE DIANE ADAIR

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Mozaffar Roshanfar	Crossland Capital Corp.	161-11
545 Huntington Parkway	4050 Wilshire Blvd.	50
Nashville, TN 37217	Los Angeles, CA 90010-3488	

BOOK 6452 PAGE 172

WARRANTY DEED

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, which includes the assumption of a note secured by a Deed of Trust recorded in Book 5819, page 206, Register's Office for Davidson County, Tennessee, I, JAMES E. GUTHRIE (unmarried) have this day bargained and sold and do hereby transfer and convey unto MOZAFFAR ROSHANFAR and LYNNISSE DIANE ADAIR as tenants in common their heirs and assigns, the following described tract or parcel of land lying located and being in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being lot No. 358 on the plan of Huntington Park, Section, III, as of record in Book 4460, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James E. Guthrie (unmarried) by deed from Thomas Carl Scales of record in Book 6143, page 932, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees their heirs and assigns, forever.

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and that it is unencumbered except as follows:

1. Taxes for the year 1984 are a lien against the property, and same are due and payable. Said taxes have been prorated between the parties, with grantor paying his pro rata part of said taxes to grantees, who will be responsible for payment of 1984 taxes when they become due and payable.

2. Subject to restrictive covenants of record in Book 4577, page 789, Register's Office of Davidson County, Tennessee.

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway, and utility easements.

6. Matters in Plat Book 4460, page 68, Register's office of Davidson County, Tennessee, which may affect property, which includes a 75 foot TVA Easement.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 6452 PAGE 173

WITNESS MY HAND on this 18th day of Dec. 1984.

James E. Guthrie
JAMES E. GUTHRIE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Carlene Masters, a Notary Public in and for said County and State, James E. Guthrie the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 18th day of December, 1984.

Carlene Masters
NOTARY PUBLIC

My Commission Expires: 3-23-88

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 69,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant James E. Guthrie

Subcribed and sworn to before me this the 18th Day of Dec. 19 84

Carlene Masters
Notary Public

My Commission Expires: 3-23-88

7.1 1.7.9

IDENTIF. REFERENCE

Dec 19 9 25 AM '84

REGISTER
DAVIDSON COUNTY, TN

FEE

MAIL CHG.

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

RECEIVED OF _____

FOR _____

BOOK 6452 PAGE 174

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

69900.00- CAMT.
181.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.24-
6637A12/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-1-1-7.9

IDENTIF. REFERENCE

Dec 19 9 25 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 94429