THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Manoochehr Bahiraei et ux
and Iraj Bahiraie
4417 Wayland Avenue
Nashville, TN 37215

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
7DA-50915
130-11-118

FILE BOX 8

WARRANTY DEED

BOOK 6547 PAGE 120

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clarence L. Gennett and wife, Adaline Gennett, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Manoochehr Bahiraei and wife, Soghra Bahiraei, and Iraj Bahiraie, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, State of Tennessee, described as follows to wit:

BEING parts of Lots Nos. 1 and 2 on the Plan of Hycrest Acres, as of record in Book 2133, page 5, Register's Office for said County, described as follows:

BEGINNING on the southwesterly margin of Wayland Drive at a point north 40 degrees 13 minutes west 12 feet from the corner of Lots Nos. 1 and 2; thence with said Drive north 40 degrees 13 minutes west 158 feet to a concrete monument; thence south 37 degrees 46 minutes west 373.7 feet; thence north 47 degrees 04 minutes west 208.1 feet; thence south 1 degree 33 minutes west 150 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two Lots south 88 degrees east 155 feet to a concrete monument; thence north 65 degrees 02 minutes east 285.6 feet; thence north 47 degrees 19 minutes east 100 feet to the beginning.

BEING the same property conveyed to Clarence L. Gennett and wife, Adaline Gennett by deed from George A. Patton and wife, Nanlou Patton, of record in Book 2273, page 475, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1728, page 123, and Book 1850, page 271, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 4417 Wayland Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of May, 1985.

Adaline Gennett

Clarence L. Gennett

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of May, 1985, before me personally appeared Clarence L. Gennett and Adaline Gennett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6547 PAGE 121

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 93,000.00.

M. Bahirai
Affiant

Subscribed and sworn to before me, this the 1st day of May, 1985.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

JD1218

IDENTIF. REFERENCE

MAY 2 1 36 PM '85

DAVIDSON COUNTY, TN

WARRANTY DEED

from:
CLARENCE L. GENNETT AND WIFE,
ADALINE GENNETT

to:
MANOOCHEHR BAHIRAEI AND WIFE,
SOGHRA BAHIRAEI, AND
IRAJ BAHIRAIE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23506)

dp

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

RECEIVED OF _____

FOR BOOK 6547 PAGE 122

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

93000.00- CAMT.
241.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 248.30-
3699A05/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 1 2 1 8

IDENTIF. REFERENCE

MAY 2 1 16 PM 185

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 130491