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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,477.00

Jas e Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF February 1986.

W. E. Williams
Notary Public

MY ~~COMMISSION EXPIRES~~: Aug. 14
(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 730 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soroush J. Esfidvajani (NAME)	LOMAS & NETTLETON CO (NAME)	Map 94-1
1512 Long Avenue (STREET ADDRESS OR ROUTE NUMBER)	P O Box 660722 (STREET ADDRESS)	Parcel 381
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	DALLAS TEXAS 75266-0722 (CITY) (STATE) (ZIP)	

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, ~~XXX~~, I, Amir Karshenas Najafabadi, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Soroush J. Esfidvajani

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 Davidson County, Tennessee, being Lot No. 190 on the Plan of Edgefield Land Company's First Addition as of record in Book 57, page 130, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Virginia Gail Sims and Amir Karshenas Najafabadi by deed from William E. Allen and Wife, Donna K. Allen, as of record in Book 6001, page 130, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Amir Karshenas Najafabadi, unmarried, by deed from Virginia Gail Sims, of record in Book 6070, page 229, Register's Office for Davidson County, Tennessee.

Buyer assumes and agrees to pay the balance due on a First Deed of Trust executed by Robert H. Herrman to Ernest W. Turnbull, Trustee of record in Book 5557, page 742, Register's Office of Davidson County, Tennessee, securing Lomas and Nettleton Company the original principal sum of $25,250.00.

All sums of money held in escrow by The Lomas & Nettleton Company, including prepaid insurance coverage in force, is herewith transferred to buyer.

This is unimproved ( ) improved (X) property, known as 1521 (House Number) Long Avenue (Street) Nashville, TN 37206 (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 my hand this 3rd day of February, 19 86

Amir Karshenas Najafabadi

AMIR KARSHENAS NAJAFABADI

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, The undersigned authority, a Notary Public in and for said County and State, the within named Amir Karshenas Najafabadi

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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 1986

Commission Expires 10-19-86

Notary Public

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

AMIR KARSHENAS NAJAFABADI, unmarried,

TO

SOROUSH J. ESFIDVAJANI

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7.33655

IDENTIFICATION REFERENCE

FEB 3 10 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

30477.00- CONT.
75.00 CSTAX
.50 PRFEE
6.00 MDEED
SUSP 85.50-
1366 02/03/86 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-3365 IDENTIFICATION REFERENCE FEB 3 10 14 AM 86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY

No. 215992