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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,805.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES 3-1-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Glenn C. Bogitsh and Ronald E. Packingham	LINCOLN SERVICE CORPORATION	4D-90324
(NAME)	(NAME)	
809 Beech Bend Drive	P. O. Box 989	Map: 86-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Owensboro, KY 42302-0989	Par: #110
(CITY) (STATE) (P.O. ZIP)	(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, WE, Houshang Hemmatiarass and wife, Marion Diane Hemmatiarass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn C. Bogitsh and Ronald E. Packingham

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. 83 on the Plan of Jackson's Retreat, Phase II, as of record in Book 5200, Page 673, Register's Office for Davidson County, Tennessee.

SAID Lot No. 83 fronts 65 feet on the northerly margin of Jackson's Hill Road and extends back 184.23 feet on the westerly line and 196.77 feet on the easterly line to a dead line in the rear, measuring 66.20 feet thereon.

BEING the same property conveyed to Alireza Hemmatiarass and wife, Cynthia Louise Hemmatiarass and Houshang Hemmatiarass and wife, Marion Diane Hemmatiarass by deed from Randall Phillips Builders, Inc., of record in Book 6307, Page 628, said Register's Office and by Quit Claim Deed from Alireza Hemmatiarass and wife, Cynthia Louise Hemmatiarass to Housahng Hemmatiarass and wife, Marion Diane Hemmatiarass, of record in Book 6309, Page 290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6307, Page 631, said Register's Office, payable according to the terms and conditions therein.

unimproved ( )
This is improved (XX) property, known as 1240 Jackson's Hill Road (House Number) (Street) Hermitage, TN 37076 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 hand s this 13th day of August, 19 86

x H. Hemmati-Aras
Houshang Hemmatiarass

x Marion Diane Hemmati-Arass
Marion Diane Hemmatiarass

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houshang Hemmatiarass and wife, Marion Diane Hemmatiarass or proved to me upon the basis of satisfactory evidence the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of August 19 86

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM:

Houshang Hemmatiarass et ux
Marion Diane Hemmatiarass

TO

Glen C. Bogitsh
and
Ronald E. Packingham

31627

IDENTIFICATION REFERENCE

AUG 14 9 19 AM '86

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

59855.68- CANT.
167.44 CSTAX
.50 PRFE
6.00 MTG
CHECK 173.94-
0 30ACB/14/86 BNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 6 2 7

IDENTIFICATION/REFERENCE

Aug 14 9 19 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 283113