BOOK 6957 PAGE 687

WARRANTY DEED

B0441

FROM: Robert N. Buchanan, III, Successor Trustee, Grantor

TO: Ahmad Ghafoorian-Kia
Hossien Mohammadkhan
Mohammad-Taghi Oftadeh,
Grantee

This Instrument Was Prepared By:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Ahmad Ghafoorian-Kia
c/o Hossien Mohammadkhan
Mohammad-Taghi Oftadeh
~~929 4th Ave South~~
~~International Motors~~
~~Nashville, Tennessee 37210~~

Send Tax Bills To: same

Map-Parcel Numbers
Map 150-2 parcels 220 and 221

Field Book Numbers
2D 74042 ; 2D 74043

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty two thousand Dollars ($32,000).

For Mohammad Hajjafar
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21 day of August, 1986.

Robert N. Buchanan
Notary Public

My Commission Expires: 4-17-88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Robert N. Buchanan, III, Successor Trustee as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Ahmad Ghafoorian-Kia, Hossien Mohammadkhan and Mohammad-Taghi Oftadeh as tenants in common, as Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lots 183 and 184 on the Plan of Revised Section Two, Harbor Gate, of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Grantor by deed from Hoboco, Inc., Trustee of record in Book 6446, page 636, said Register's Office.

This is unimproved property, known as Charlton Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantor.

2. Restrictive covenants of record in Book 6366, page 494, said Register's Office.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Plat Book 6250, page 33, said Register's Office.

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, successors, and assigns, forever.

And Grantors does covenant with the said Grantees that Grantors is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors does further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

George W. Holder, Jr. joins in this conveyance to signify his joinder therein.

Witness our hands this 21 day of August, 1986.

Robert N. Buchanan, III Successor Trustee

George W. Holder, Jr.

34659

IDENTIFICATION

AUG 22 3 53 PM '86

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamara W. Fogarty, a Notary Public of said County and State, Robert N. Buchanan, III, Successor Trustee, 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, at Office, this 21st day of August, 1986.

Tamara W Fogarty
Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, George W. Holder, Jr., a Notary Public of said County and State, George W. Holder, Jr., 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, at Office, this 20th day of August, 1986.

Dona W. Murad
Notary Public

My Commission Expires: 3/8/89

1877R/8-20-86

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

32000.00- CAMT.
89.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 99.10-
8559408/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 6 5 9

IDENTIFICATION REFERENCE

AUG 22 3 58 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 286561