FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7058 PAGE 159

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,827.98

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 1986

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Hossin M. Alviri | Cameron-Brown Company | MAP 147 |
| (NAME) | (NAME) | |
| 217 Flora Maxwell Road | P. O. Box 18109 | PARCEL 180 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN. 37211 | Raleigh, NC 27619 | 5DU 05709 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Mohammad H. Arvin and wife, Pamela H. Arvin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hossin M. Alviri and Ghasem M. Alviri and wife Soghra Khalaj

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:

BEING Lot No. 5 on the Plan of Section 4, Beverly Heights, of record in Book 5200, page 263, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mohammad H. Arvin and wife, Pamela H. Arvin by deed from W. L. Bainbridge, Inc., of record in Book 5723, page 669, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5626, Page 220, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Mohammad H. Arvin and wife, Pamela H. Arvin, to J. G. Palmer, Trustee, for Commerce Union Bank, dated March 19, 1981, and filed for record in Book 5723, Page 672, Register's Office for said County, with an unpaid principal amount of approximately $37327.98, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

6 9 2 0 5

IDENTIFICATION REFERENCE

DEC 3 1 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) property, known as
is improved (XX)

217 Flora Maxwell Road, Nashville, TN. 37211
(House Number) (Street) (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 heir 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 covey 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 hands this 14th day of November, 19 86

Pamela H. Arvin
Pamela H. Arvin

Mohammad H. Arvin
Mohammad H. Arvin

STATE OF TEXAS
COUNTY OF DALLAS

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Mohammad H. Arvin and wife, ~~Pamela H. Arvin~~

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidenc executed the within instrument for the purposes therein contained. Witness my hand and official seal at Dallas, this 14th day of November 19 86

Commission expires 7/31/88

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted/and who his oath himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the and respectively of the within named bargainor, and corporation, and that (he) as such (they) and being authorized so to do, execute 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

Mohammad H. Arvin
~~Pamela H. Arvin~~

TO

Hossin M. Alviri
Ghasem M. Alviri

Soghra Khalaj

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

**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 |
|---|---|---|---|---|

43027.00- CONVEY
122.64 COTAX
.50 PRFEE
6.00 MORTG
CHECK 129.14-
20040212/03/00 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 2 0 5

IDENTIFICATION REFERENCE

Dec 3 1 43 PM '04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 18616