File 2D

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
James Lee and Edwin A. Groves 892 Rodney Drive Nashville, Tennessee 37209	James Lee and Edwin A. Groves 5914 Charlotte Ave. Nashville, Tennessee 37209	115-5 64 8D263194 8D2-63194

WARRANTY DEED

BOOK 7146 PAGE 794

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Amir Kh Arab and wife, Carmen Arab,** have bargained and sold, and by these presents do transfer and convey unto the said **James Lee and Edwin A. Groves,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the Davidson County, Tennessee, being Lot No. 8 on the plan of 2nd Addition to West Meade Hills, as of record in Book 4460, Page 178, Register's Office for said County, to which plan reference is herein made for a more detailed description.

Being part of the same property conveyed to Amir Kh Arab by deed from Willard Oakley & Sons, Co. a Tennessee Partnership of record in Book 6311, Page 157, said Register's Office.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **892 Rodney Drive, Nashville, Tennessee 37209**

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.

Whenever 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 24 day of February, 1987.

Amir Kh Arab

Carmen Arab

4276 02/25 83.50- CHECK

9:7 1:3 7:

IDENTIFI REFERENCE

FEB 25 10 53 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7146 PAGE 795

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amir Kh Arab and wife, Carmen Arab, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of February, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $27,500.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF February, 1987

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____ BOOK 7146 PAGE 796

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

27500.00- CAMT
77.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 83.50-
4276A02/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:7:1:3 7:

IDENTIFI REFERENCE

FEB 25 10 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49558