STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,750.00

W. M. Mehramfar Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 87

Carol E. Reese
Notary Public

MY COMMISSION EXPIRES: 2/18/88

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
MOHAMAD MEHRAMFAR, ET UX	NONE	MAP 52-3
(NAME)	(NAME)	PARCEL 89
565 Sanger Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115		
(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, PERRY F. LOUDEN AND WIFE, PHYLLIS A. LOUDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOHAMAD MEHRAMFAR AND WIFE, EHTERAM NAJAFABADI

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

TRACT I: Being a lot of land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being a part of a lot marked "B" on the Map of Homeacres, a Subdivision of a tract of land containing 45 acres, described according to a survey made April 22, 1949, by George W. Watkins, Surveyor, and of record in Book 974, page 39, said Register's Office, described as follows: Beginning in the center of Sanitarium Drive at a railroad spike 53 feet east of the southeast corner of the property conveyed to George E. Goodner by deed from Mrs. Ruth Darnall of record in Book 1341, page 45, said Register's Office; thence Northwardly 80 feet to an iron pin; thence Westwardly 53 feet to an iron pin in Goodner's easterly line; thence with Goodner's easterly line North 2 degrees 30' east 120 feet to an iron pin; thence eastwardly 97 feet to a stake; thence southwardly 200 feet to a railroad spike in the center of Sanitarium Drive; thence with the center of said Drive Westwardly 44 feet to the beginning.

TRACT II: Being a tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, described as follows: Beginning in the center of Sanitarium Drive, at a railroad spike, 53 feet East of the Southeast corner of the property conveyed to George E. Goodner by deed from Ruth Darnall of record in Book 1341, page 45, said Register's Office; thence Northwardly 80 feet to an iron pin; thence Westwardly 53 feet to an iron pin, in Goodner's East line; thence with Goodner's Easterly line Southwardly 80 feet to said railroad spike in center of Sanitarium Drive; thence Eastwardly with center of Sanitarium Drive 53 feet to the beginning.

Being the same property conveyed to Perry F. Louden and wife, Phyllis A. Louden, by deed from The Layman Foundation, which deed is recorded simultaneously herewith.

unimproved ( ) property, known as 781 Hospital Drive, Madison, TN 37115
This is improved (XX)
(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 hand s this 21st day of April 19 87

Phyllis A Louden Perry F. Louden

BOOK 7212 PAGE 791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PERRY F. LOUDEN AND WIFE, PHYLLIS A. LOUDEN

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 Goodlettsville, Tennessee, this 21st day of April 1987.

Commission expires 3/6/89

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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ 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

329 04/23 [illegible]

1810

ESCROW REFERENCE

APR 23 11 01 AM '87

[illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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

RECEIVED OF _____

FOR _____

BOOK 7212 AGE 792

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

82750.00- CAMT.-
91.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 98.06-
0249 04/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18150

IDENTIFICATION REFERENCE

APR 23 11 01 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 72999