44.

BOOK 7283 PAGE 521

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.

+ Fereidoon Davachi
Affiant

Subscribed and sworn to before me, this 24th day of June, 1987.

M.V. Gill.
Notary Public

My Commission expires: 7-18-87

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Fereidoon Davachi, & wife, Ashraf Jallilnezhad 3718 Charlotte - Lot 16 3720 Charlotte - lot 17 Nashville, TN 37209	SAME	092-09-182, 11W 67540 092-09-181, 11W 67550

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JESSE R. MAYO, JR. AND WIFE, CAROLE LYNN MAYO,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **FEREIDOON DAVACHI AND WIFE, ASHRAF JALLILNEZHAD,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of the Subdivision of the W. R. Wilson Tract, of record in Book 332, page 161, of the Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the North side of Cedar Street or Charlotte Pike and runs back between lines 150 feet on the easterly line and 153.8 feet on the westerly line, to an alley on which it measures 50 feet.

Being the same property conveyed to Jesse R. Mayo, Jr., and wife, Carole Lynn Mayo by deed from Holly Mae Doyle of record in Book 6573, page 98, Register's Office for Davidson County.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 17 in the subdivision of the W. R. Wilson tract, a plan of which is of record in Book 332, page 161, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 48 feet on the northerly side of Cedar Street, formerly Charlotte Pike, and extends back northerly on its western margin 157 feet along the eastern margin of Talley Street to an alley and 153.8 feet on its eastern margin along the western margin of Lot No. 16 to an alley, measuring 37 feet on said alley.

Being the same property conveyed to Jesse Ray Mayo, Jr., by deed from Kenneth S. Camp and wife, Gail M. Camp of record in Book 6447, page 399, said Register's Office.

This property is unencumbered except for the following:

1. 1987 taxes, which have been prorated and assumed by Grantee.

This is improved property, known as: 3718 Charlotte - Lot 16
3720 Charlotte - Lot 17
(House Number) (Street)

Nashville, Tennessee 37209
(P. O. Box) (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 Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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 29th day of June, 1987.

Jesse R. Mayo, Jr.

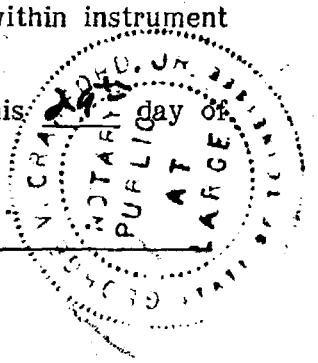
Carole Lynn Mayo

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 Jesse R. Mayo, Jr. and wife, Carole Lynn Mayo, the bargainors, 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 29th day of June, 1987.

M. V. Gold
Notary Public



My Commission Expires: 7-16-87

4 1 5 4 2

IDENTIFI REFERENCE

JUN 30 3 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

750.00- CASH
219.00 STAX
.50 PREE
2.00 MTGD
CHECK 219.50-
5165A06/30/87 BN .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4154 2

IDENTIFI REFERENCE

JUN 30 3 33 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99342