Box 8/CG

Box 8

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Reza Soltani
827 Rodney Drive
Nashville, TN 37205

MORTGAGEE:
Independent Appraisal Service Corporation
4411 West Market Street
Greensboro, N. C. 27407

MAP-PARCEL NUMBERS:
MAP 115-9
PAR 15
8DZ-61745

WARRANTY DEED

BOOK 7289 PAGE 295

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mohammed Reza Habibian and wife, Fatema Mary Habibian

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Reza Soltani and wife, Nosrat H. Soltani

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 95 on the plan of West Meade Hills, Section 4, of record in Book 3300, page 46, Register's Office for said County.

SAID Lot No. 95 fronts 122.5 feet on the broken, westerly margin of Rodney Drive and extends back 594.2 feet on the northerly line and 589.5 feet on the southerly line to a dead line in the rear, measuring 75.5 feet thereon.

BEING the same property conveyed to Mohammed Reza Habibian and wife, Fatema Mary Habibian by deed from Thomas S. Tarpy and wife, Martha H. Tarpy of record in Book 6628, page 894, Register's Office for Davidson County, TN.

43277

IDENTIFICATION REFERENCE

JUL 7 9 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~no~~) improved property, known as 827 Rodney Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of July, 19 87

Fatema MARY HABIBIAN
Fatema Mary Habibian

Mohamad Reza Habibian
Mohammed Reza Habibian

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of July, 19 87, before me personally appeared Mohammed Reza Habibian and wife, Fatema Mary Habibian, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7289 PAGE 296

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 112,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of July, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Mohammed Reza Habibian and wife, Fatema Mary Habibian

to:
Reza Soltani and wife, Nosrat H. Soltani

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26813

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

RECEIVED OF _____

FOR _____

BOOK 7289 PAGE 297

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
			12000.00- CAPITAL	
			313.60 STATE	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 320.10-	
			7043A07707787 BAL .90	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4327

IDENTIFI REFERENCE

JUL 7 9 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101274