Feb 1

BOOK 7443 PAGE 710 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500.00

X Floyd Smith Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Floyd Smith Maxwell (NAME)	Owner (NAME)	150-02
1205 Charlton Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	221.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Ahmad Ghafoorian-Kia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Floyd Smith Maxwell and wife, Dorothy Sue Maxwell

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:

Land in Davidson County, Tennessee, being Lot No. 183 on the Revised Plan of Harbor Gate, Section Two of record in Book 6250, Page 33, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ahmad Ghafoorian-Kia by deed from Hossien Mohammadkhan and Mohammad-taghi Oftadeh, of record in Book 7182, Page 60, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ahmad Ghafoorian-Kia by Mohammad Hajjafar as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7173, Page 913, in the Register's Office for Davidson County, Tennessee.

RECEIVED
JAN 6 9 09 AM 1988
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 9.5.6 3 3

This is unimproved (X) improved ( ) property, known as 1205 Charlton Drive, Antioch, TN 37013
(House Number) (Street) (City or Town) (Postal Zip)

5917 01/21/88 03:HECH 61.10

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. 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, my hand this 5th day of January 19 88

Ahmad Ghafoorian-Kia Ahmad Ghafoorian Kia
By: Mohammad Hajjafar
Mohammad Hajjafar, Attorney-in-fact

STATE OF TENNESSEE
Davidson County

BOOK 7443 PAGE 701

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for 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 himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires_____ _____Notary Public

WARRANTY DEED

FROM

TO

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

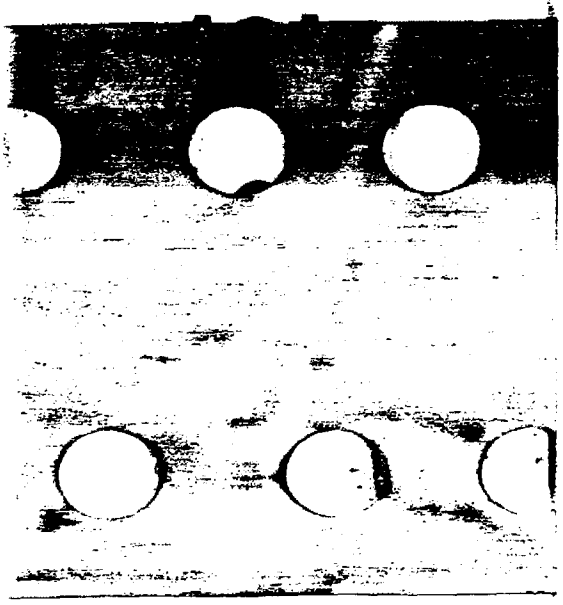
STATE OF TENNESSEE
COUNTY OF DAVIDSON

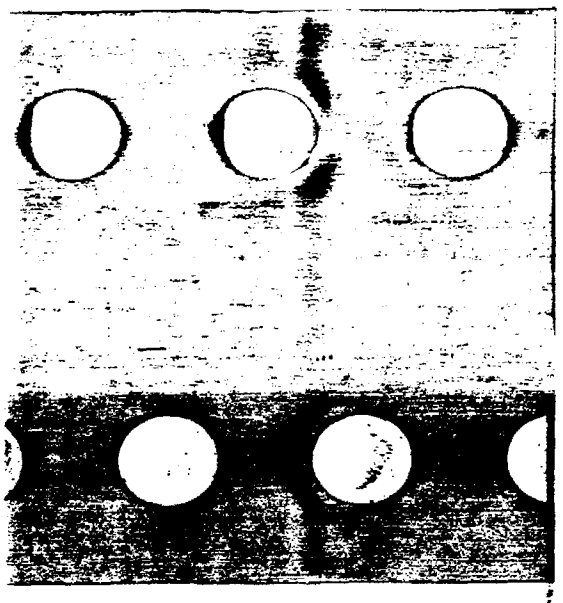
On this 5th day of January, 1988 before me personally appeared Mohammad Hajjafar to me known to be the person who executed the foregoing instrument in behalf of Ahmad Ghafoorian-Kia, and acknowledged that he executed the same as the free act and deed of the said Ahmad Ghafoorian-Kia, through Power of Attorney granted him by the said Ahmad Ghafoorian-Kia.

Commission expires: 10/9/91

Lori Stephens
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7443 PAGE 702

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 19500.00
				CON TX 54.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 61.10
				CHECK 61.10
01/06/88	01			09:12 0001 5917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95633

IDENTIFI REFERENCE

JAN 6 9 09 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 50948