FILE BOX "7" FILE NO. 22994

BOOK 7509 PAGE 954

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00 Jim Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1988
Notary Public

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Akbar K. and Hengameh Arab (NAME)	Same (NAME)	Map 135-16-A
5500 Harding Road - Suite B-5 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 124 CO
Nashville, TN. 37217 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	2D-65837

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. James H. Wells and wife, Judy M. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Akbar K. Arab and wife, Hengameh Arab

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:

BEING Lot No. 14 on the Plan of Subdivision of Tracts 8, 9 & 10 of Nashboro Village of record in Book 5200, pages 186 - 189, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James H. Wells by deed from John P. Dodson, unmarried, of record in Book 7035, page 966, Register's Office for Davidson County, Tennessee.

1809 04/06 0101 03CHECK 104.50

Declaration of Covenants, Conditions and Restrictions, including liens for assessments of record in Book 4827, page 14, Supplemental Declaration of Covenants and Restrictions of record in Book 5465, page 561 and as amended in Book 5588, page 429, Register's Office for Davidson County, Tennessee, and such easements and setback lines of record in Book 5200, page 186 - 189, said Register's Office.

Taxes for 1988 have been pro-rated and assumed by Grantee(s).

APR 6 11 22 AM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

19171

unimproved (X)
This is improved ( ) property, known as 1016 Flintlock Court Nashville, TN 37217
(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 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 Whereever 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 this 31st day of March, 19 88

James H. Wells
James H. Wells

Judy M. Wells
Judy M. Wells

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7509 PAGE 955

Personally appeared before me, James H. Wells and Judy M. Wells
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 3rd day of March 1988.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

James H. Wells

TO

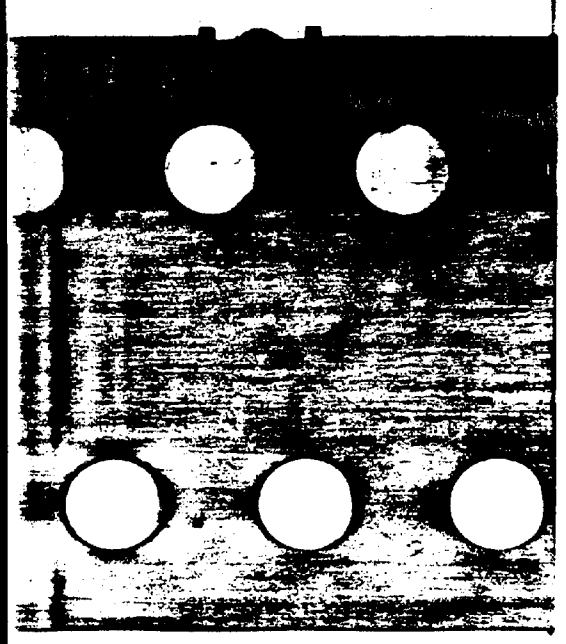
Akbar K. Arab and wife,

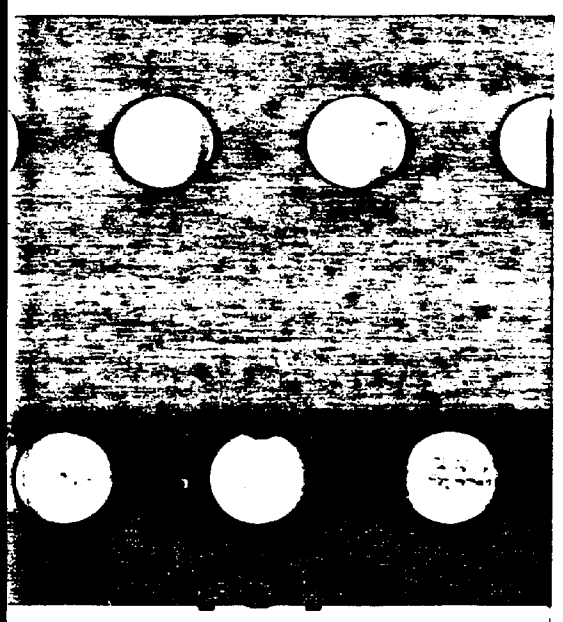
Hengameh Arab

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7509 PAGE 956

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 35000.00
CON TX 98.00
PRFEE 0.50
WDEED 6.00
TOTAL 104.50
CHECK 104.50

04/06/88 01 11:27 0001 1809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19171

IDENTIFI REFERENCE

APR 6 11 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78000