File No: 8368-3

BOOK 7591 PAGE 528

Address New Owner:	Send Tax Bills To:	Map/Parcel
Iraj Barahimi etal	Same	Map 104-15
3404 Hobbs Road		Par 193
Nashville, TN 37215		

WARRANTY DEED

3932 07/06 0101 03CHECK 274.13

FOR AND IN CONSIDERATION 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, ESTELLE MCPHERSON CONDON, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said IRAJ BARAHIMI, a 40/100ths interest, REZA SHARIATI, a 30/100ths interest, ALIREZA ZARE, a 30/100ths interest, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in the 24th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of H. P. Jacobs' Subdivision of part of the W. M. Manley Tract, as of record in Book 547, Page 65, Register's Office for said County, described as follows:

Beginning on the northerly margin of West Ashwood Avenue or Hillsboro Place as now located at the corner of Lots Nos. 12 and 13; thence with the dividing line between said two lots, northwardly 118-1/2 feet; thence eastwardly 60 feet; thence southwardly 125 feet to the northerly margin of said West Ashwood Avenue or Hillsboro Place; thence with same, westwardly 60 feet 6-1/2 inches to the beginning.

Being the same property conveyed to Joseph P. Condon and wife, Estelle McPherson Condon, by deed from Ruby Kadel Hankins and Bertie Kadel of record in Book 4355, Page 115, Register's Office for Davidson County, Tennessee. Also being the same property title to which was vested in Estelle McPherson Condon upon the death of her husband, Joseph P. Condon, by reason of their tenancy by the entirety.

This property is conveyed subject to the Plan of record in Book 547, Page 65, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 2122 Ashwood Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said IRAJ BARAHIMI, a 40/100ths interest, REZA SHARIATI, a 30/100ths interest, & ALIREZA ZARE a 30/100ths interest, their heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

46597

IDENTIFICATION

Jul 6 8 52 AM '88

FILED & WILLIAM H REGISTER
DAVIDSON COUNTY, TN

Whenever 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 on this 1st day of July, 1988.

Estelle Condon
ESTELLE MCPHERSON CONDON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $81,100.00.

Gray B. Mahan
AFFIANT

Sworn to and subscribed before me this 1st day of July, 1988.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estelle McPherson Condon, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of July, 1988.

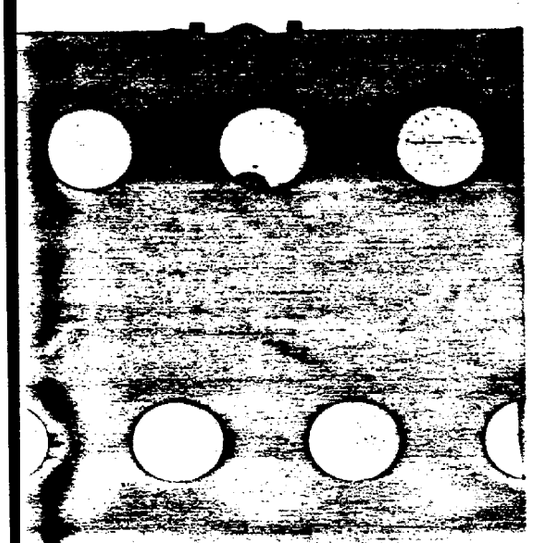
Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
David Coleman, Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

OFFICIAL RECEIPT

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



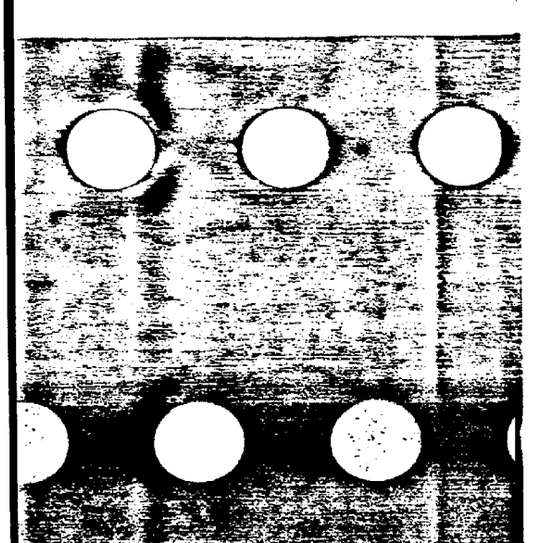
RECEIVED OF _____

FOR _____

BOOK 7591 PAGE 530

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 81100.00
				CON TX 267.63
				PRFEE 0.50
				WDEED 6.00
				TOTAL 274.13
				CHECK 274.13
07/06/88	01			08:54 0001 3932



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46597

IDENTIFICATION REFERENCE

JUL 6 8 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109799