WARRANTY DEED BOOK 7677 PAGE 289

FROM: Vickie Larkin Hunt, Tommy Taylor, Dolly Peay and Janice Waddell

THIS INSTRUMENT PREPARED BY: James W. Parnell, Attorney Suite 200, 130 4th Ave. S. Franklin, TN 37064

TO: Saeed Sassan and Bijan Ferdowsi, as Tenants in Common

Address New Owner As Follows: Mr. Saeed Sassan 761 Old Hickory Boulevard Suite 303 Brentwood, TN 37027

Send Tax Bills To: Same

Map Parcel Nos.: 162-7-347

Field Book Nos. 6DA2045

6719 10/14 0101 03CHECK 88.70

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $24,000.00.

S. Sassan
AFFIANT

Subscribed and sworn to before me, this the 12th day of October, 1988.

Karen Kay Bohannon
NOTARY PUBLIC

KAREN KAY BOHANNON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: January 27, 1991

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Vickie Larkin Hunt, Tommy Taylor, Dolly Peay and Janice Waddell, have bargained and sold, and by these presents do transfer and convey unto the said Saeed Sassan and Bijan Ferdowsi, as Tenants in Common, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 53 on the Moore Lands, a plan of which is of record in Book 137, page 91, Register's Office for said County.

Said Lot No. 53 fronts 100-feet on the southerly side of Moore Avenue, and extends back between parallel lines 148 1/2 feet, more or less, to an alley.

Being the same property conveyed to Peggy Bowlin by deed from Bessie Puryear Swearns of record in Book 5939, page 787, said Register's Office. Peggy Bowlin, now known as Peggy Bowlin Stout, has since died and devised said property to Claude Stout for life with the remainder to Vicki Larkin, Tommy Taylor, Dolly Peay and Janice Waddell by Will of record in Will Book 160, page 506, Probate Court for said County.

Vickie Larkin and Vickie Larkin Hunt are one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Saeed Sassan and Bijan Ferdowsi, as Tenants in Common, their heirs, successors, and assigns, forever.

And Vicki VLH Larkin Hunt, Tommy Taylor, Dolly Peay and Janice Waddell, do covenant with the said Saeed Sassan and Bijan Ferdowsi, as Tenants in Common, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

1) Said property is subject to the 1988 State and County property taxes which will be prorated and paid on the day of closing.

And, Vicki VLH Larkin Hunt, Tommy Taylor, Dolly Peay and Janice Waddell, do further covenant and bond themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Saeed Sassan and Bijan Ferdowsi, as Tenants in Common, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this the 11 day of October, 1988.

Vickie Larkin Hunt
Vickie Larkin Hunt

Tommy Taylor by Dolly Peay
Tommy Taylor by Dolly Peay, his Attorney-in-Fact

Dolly Peay
Dolly Peay

Janice Waddell
Janice Waddell

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Vicki Larkin Hunt, with whom I am personally acquainted, and who acknowledged that such named person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 1988.

Karen Kay Bohanan
NOTARY PUBLIC

My Commission Expires: January 27, 1991

KAREN KAY BOHANAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Dolly Peay, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tommy Taylor acknowledged she executed the same as the free act and deed of Tommy Taylor.

Witness my hand, at office, this 11th day of October, 1988.

Karen Kay Bohannon
NOTARY PUBLIC

My Commission Expires: January 27, 1991

KAREN KAY BOHANNON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Dolly Peay, with whom I am personally acquainted, and who acknowledged that such named person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 1988.

Karen Kay Bohannon
NOTARY PUBLIC

My Commission Expires: January 27, 1991

KAREN KAY BOHANNON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Janice Waddell, with whom I am personally acquainted, and who acknowledged that such named person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 1988.

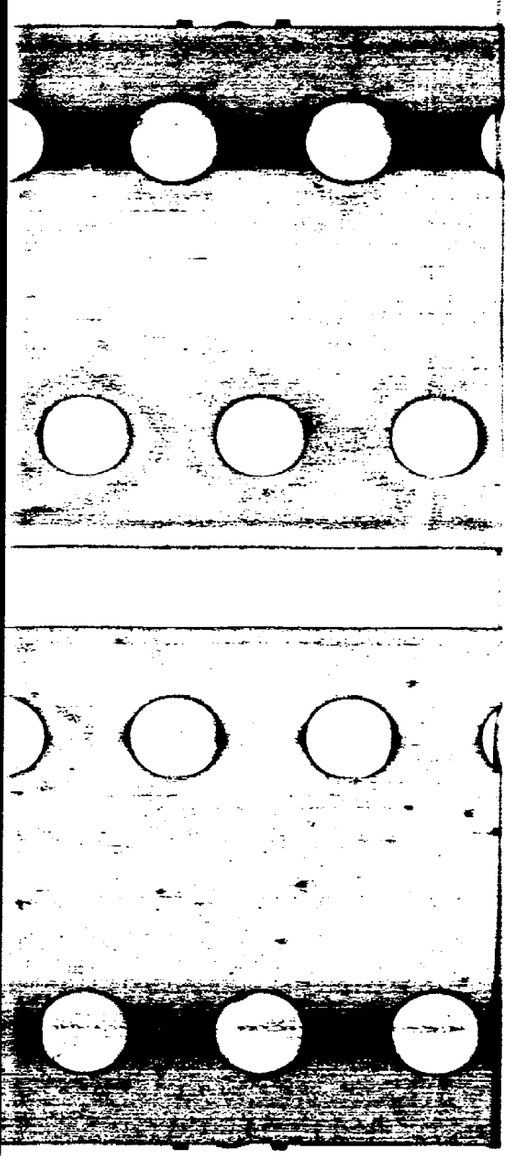
Karen Kay Bohannon
NOTARY PUBLIC

My Commission Expires: January 27, 1991

KAREN KAY BOHANNON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.5989

RECORDED Oct 14 8 53 AM '88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7677 PAGE 292

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 24000.00
CON TX 79.20
PRFEE 0.50
WDEED 9.00
TOTAL 88.70
CHECK 88.70

10/14/88 01 08:57 0001 6719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5989

IDENTIFICATION REFERENCE

Oct 14 8 53 AM '88

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

No.143512