THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Abbas Taherian
216 Harding Place
Nashville, TN 37205

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 130-1
PARCEL 126
7DZ-30376

BOOK 7794 PAGE 670

WARRANTY DEED

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, Doris Seat Caffey (formerly Doris Seat Hawkins & Doris Seat Massey) and husband, Hugh Caffey hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Abbas Taherian and wife, Debbie Taherian 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. 34 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, page 94 & 95, Register's Office for said County.

SAID Lot No. 34 fronts 60 feet on the northeasterly margin of Harding Place (formerly Westover Drive) and extends back between parallel lines a distance of 210 feet to a dead line.

BEING the same property conveyed to Doris Seat Hawkins (now Massey) by deed from Ernest McCall Hawkins, Jr. of record in Book 2855, page 393, Register's Office for Davidson County, Tennessee.

16996

IDENTIFICATION

Mar 16 1 51 PM '89

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 216 Harding Place, 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 15th day of March, 19 89.

Hugh Caffey
Hugh Caffey

Doris Seat Caffey
Doris Seat Caffey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of March, 19 89, before me personally appeared Doris Seat Caffey and Hugh Caffey, 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 they executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7794 PAGE 671

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 $ 132,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of March, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

WARRANTY DEED

from:
Doris Seat Caffey and husband,
Hugh Caffey

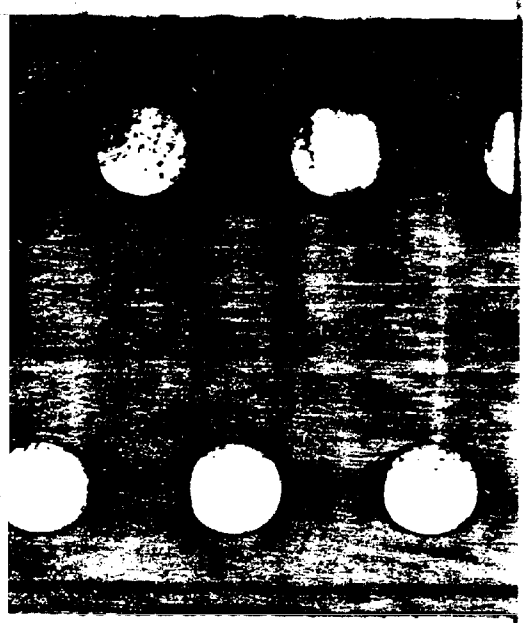
to:
Abbas Taherian and wife,
Debbie Taherian

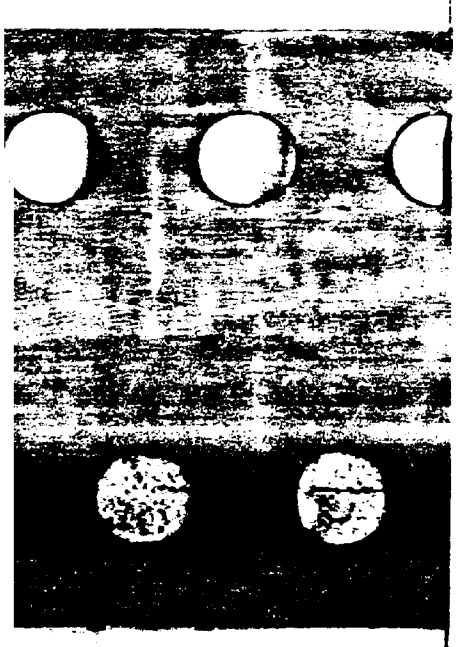
STATE TAX 442.10
RECORDING FEE 5.00
TOTAL 447.10

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

211256





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7794 PAGE 672

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	
	132000.00
CON TX	435.60
PRFEE	0.50
WDEED	6.00
TOTAL	442.10
CHECK	442.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/16/89 01 13:54 0001 6378

16996

IDENTIFICATION REFERENCE

Mar 16 1 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190902