This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

WARRANTY DEED

BOOK 8158 PAGE 224

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bijan Ferdowsi	Sovran Bank/Central South	160-12-0158.00
(NAME)	(NAME)	
5716 Spring House Way	Maryland Way	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars.*

Cash in hand paid by Bijan Ferdowsi and wife, Venus Ferdowsi and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Edmund B. Dunlavy and wife, Sandra T. Dunlavy

have this day bargained and sold, and do hereby transfer and convey unto the said Bijan Ferdowsi and wife, Venus Ferdowsi

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Hearthstone, Phase 4, of record in Book 5200, page 547, and amended in in Book 6096, page 753, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edmond B. Dunlavy and wife, Sandra T. Dunlavy by deed from Radnor Homes, Inc. of record in Book 6265, page 310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all Declaration of covenants, conditions, restrictions, by-laws and easements of record and to 1990 taxes.

43448

TENNESSEE REAL ESTATE TRANSFER TAX
JUL 23 11 15 AM '90
FELICE F. WILSON REGISTER DAVIDSON COUNTY

2472 07/23 0101 03CHECK 535.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 160,000.00
Subscribed and sworn to before me this the 20th *day of* July 19 90
Affiant Edmund B. Dunlavy
My Commission expires: 5/19/91 *(Affix Seal)*
Notary Public Judy A. Lehman

NOTARY PUBLIC AT LARGE

This is improved (X) unimproved ( ) property, known as 5716 Spring House Way Brentwood TN 37027
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 20th *day of* July *, 19* 90 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edmund B. Dunlavy

Sandra T. Dunlavy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Edmund B. Dunlavy and wife, Sandra T. Dunlavy

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

Witness my hand and official seal at Brentwood *Tennessee, this* 20th *day of* July, *19* 90

Judy A. Lehman *Notary Public*

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

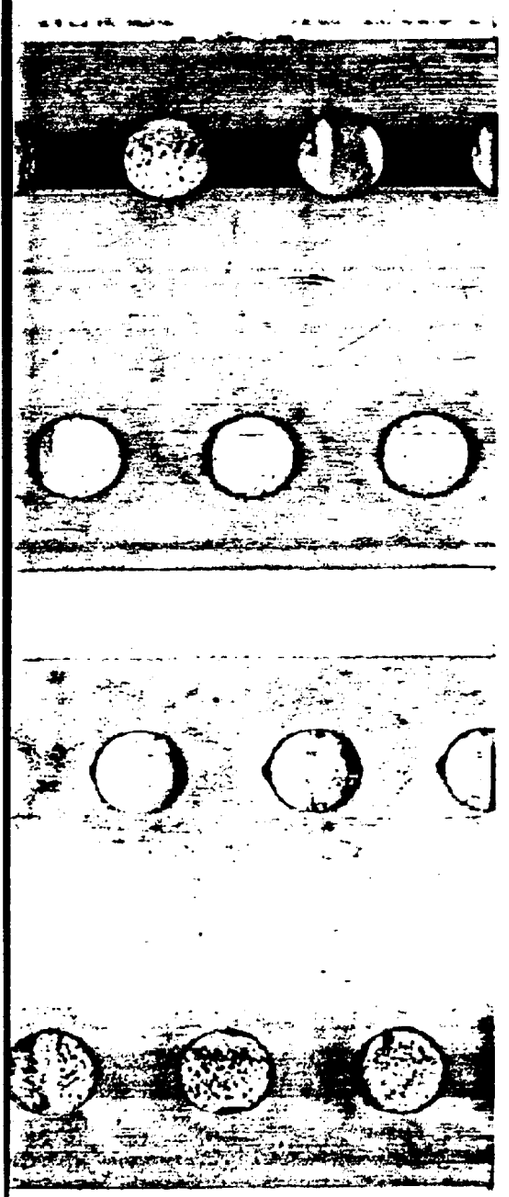
Commission expires _____

WARRANTY DEED

FROM
Edmund B. Dunlavy and wife, Sandra T. Dunlavy

TO
Bijan Ferdowsi and wife, Venus Ferdowsi

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 160000.00
CON TX 528.00
PRFEE 1.00
WDEED 6.00
TOTAL 535.00
CHECK 535.00

07/23/90 01 11:15 0001 2472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43448

IDENTIFICATION

JUL 23 11 15 AM '90

No. 339285