car3128/lrn:8/1/90
SVN503-1566

BOOK 8166 PAGE 170

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: HASSAN M. ESLAMI

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Hassan M. Eslami	SAME	Map 105-7
3008 Wilford Pack Court		Parcel 24
Antioch, Tn. 37013		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Hassan M Eslami
Affiant

Subscribed and sworn to before me, this the 1st day of August, 1990.

Carol R Smith
Notary Public

My Comm. Expires: 3/27/93

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, Sovran Bank/Central South, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Hassan M. Eslami, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as 1285-87 Fourth Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 1st day of August, 1990.

ATTEST:
BY:
Title:

SOVRAN BANK/CENTRAL SOUTH
BY:
Title:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and Matthew D. Allgood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Executive Vice President and Banking Officer respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Executive Vice President and Banking Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Executive Vice President and Matthew D. Allgood as such Banking Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of August, 1990.

Deanne R. [illegible] Seal
NOTARY PUBLIC

My Commission Expires: 5/8/91

EXHIBIT A BOOK 8166 PAGE 172

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville of record in Book 36, page 117, said Register's Office, and in Plan Book 1, page 35, Chancery Court at Nashville, to which plan reference is here made for a complete legal description.

Being part of the same property conveyed to Sovran Bank/Central South by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 8143, page 503, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 36, page 117, and Chancery Court Plan Book 1, page 35, said Register's Office.

3. The right of redemption of the Internal Revenue Service for 120 day from the date of the Substitute Trustee's Deed dated July 2, 1990, of record in Book 8143, page 503, said Register's Office.

AUG 2 12 21 PM '90

4 0 3 9 2

571 08/02 0101 02CHECK 109.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8166 PAGE 173

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	30000.00
CON TX	99.00
PRFEE	1.00
WDEED	9.00
TOTAL	109.00
CHECK	109.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 23 0001 6371

463902

IDENTIFICATION REFERENCE

AUG 2 12 21 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 342844