BOOK 8259 PAGE 133

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

Abolghasem Karshenas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

| NAME | | ADDRESS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES | MAP-PARCEL NUMBERS |
| Abolghasem Karshenas (NAME) | Same (NAME) | Map 105-13 |
| P. O. Box 111612 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 408 |
| Nashville, TN 37222 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | 22W-05815 |

FOR AND IN CONSIDERATION OF THE SUM 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. Frank Stephens and wife, Evelyn G. Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abolghasem Karshenas

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 2 on the Map of Joseph Knowles Subdivision of Block "D" in C. D. Elliott's Plan of record in Plat Book 332, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Frank Stephens and wife, Evelyn C. Stephens by Trustee's Deed from Saturn & Mazer, Attorneys, of record in Book 8155, page 491, Register's Office for Davidson County, Tennessee.

80203

IDENTIF. REFERENCE

DEC 18 9 53 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0089 12/18 0101 03CHECK 54.85

Subject to Codes letters from Metropolitan Government of Nashville/Davidson County of record in Book 7682, page 215 and Book 7786, page 515, said Register's Office.

Taxes for 1990 have been pro-rated and paid.

unimproved ( ) This is improved (X) property, known as 857 Bradford Avenue Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 17th day of December, 1990

Frank Stephens
Frank Stephens

Evelyn G. Stephens
Evelyn G. Stephens

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STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Frank Stephens and Evelyn G. Stephens
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he yexecuted the within instrument for the purposes therein contained. Witness my hand, at office, this 17th day of December 19 90.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

**WARRANTY DEED**

FROM
Frank Stephens and wife,
Evelyn G. Stephens

TO
Abolghasem Karshenas

This form compliments of:

**title escrow, inc.**

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

**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 14500.00
CON TX 47.85
PRFEE 1.00
WDEED 6.00
TOTAL 54.85
CHECK 54.85

12/18/90 01 09:53 0001 0089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80203

IDENTIF. REFERENCE

DEC 18 9 53 AM '90

DAVIDSON COUNTY TN.

No. 382499