This Instrument Prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Jimmy C. Byrd
Affiant

Subscribed and sworn to before me this 14th day of February, 1991.

William Otto Lyon, Jr.
Notary Public
My Commission Expires: 3-3-92

NOTARY PUBLIC

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Jimmy C. Byrd and wife, Linda L. Byrd 2503 White Avenue Nashville, TN 37204	SAME	118-2-237

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by JIMMY C. BYRD and wife, LINDA L. BYRD, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, MORAD K. DORANI has this day bargained and sold and does hereby transfer and convey unto the said JIMMY C. BYRD and wife, LINDA L. BYRD, certain real estate in Davidson County, Tennessee, as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 83 and the southerly 47 feet of Lot 84 of the George Waddey Subdivision of Westwood as of record in Plat Book 332, page 99, Register's Office for Davidson County, and being bounded on the north by the Parcel 239, Map 118-2, on the east by the west right-of-way line of White Avenue, on the south by Lot 82 and on the west by the east right-of-way line of a 15 foot alley and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of White Avenue, a common corner with Parcel 239, said point being 53 feet south of the south right-of-way line of Inverness Avenue;

Thence with the west right-of-way line of White Avenue south 13 deg. 17 min. 00 sec. east, 97.00 feet to a point, a common corner with Lot 82;

Thence with Lot 82 south 76 deg. 20 min. 00 sec. west, 165.10 feet to a point in the east right-of-way line of a 15-foot alley;

Thence with said alley north 13 deg. 16 min. 40 sec. west, 97.00 feet to a point, a common corner with Parcel 239;

Thence with Parcel 239 north 76 deg. 20 min. 00 sec. east, 165.10 feet to the point of beginning.

Containing 16,014 square feet (0.368 acres more or less).

BEING part of the same property conveyed to Morad K. Dorani a/k/a Morad Dorani by deed from Phillip E. Jones and Marjorie G. Jones, of record in Book 7630, page 835, Register's Office for Davidson County, Tennessee.

ALSO being the same property conveyed to Phillip E. Jones and wife, Marjorie G. Jones and Morad Dorani, a single person, by deed of record in Book 6712, page 461, as corrected in Book 6889, page 592, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

Information contained in this description based on a survey by Howard George, R.L.S., dated September 1, 1984.

This is improved property known as 2503/05 White Avenue, Nashville, Tennessee 37204.

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

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his 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 my hand this 14th day of February, 1991.

MORAD K. DORANI

By Elizabeth A. Dorani Attorney in Fact.
Elizabeth A. Dorani,
Attorney-in-Fact

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

6811 02/14 0101 03CHECK 634.00

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Elizabeth A. Dorani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Morad K. Dorani, and acknowledges that she executed same as the free act and deed of Morad K. Dorani.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 1991.

Notary Public

My Commission Expires: 3-3-92

92844

IDENTIF. TREFERENCE

FEB 14 11 02 AM '91

FELIX Z. DAVIDSON COUNTY TN.

NOTARY PUBLIC

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8292 PAGE 827

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 190000.00
CON TX 627.00
PRFEE 1.00
WDEED 6.00
TOTAL 634.00
CHECK 634.00

02/14/91 01 11:00 0001 6811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92844

IDENTIF. REFERENCE

FEB 14 11 02 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 397115