STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Richard H Rhea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1991.

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
Richard H. Rhea (NAME)	Same (NAME)	Map 105-13
857 Bradford Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 408
Nashville, TN 37204 (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. Abolghasem Karshenas, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. Rhea

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. This is the same description as in the previous deed of record.

BEING the same property conveyed to Abolghasem Karshenas by deed from Frank Stephens and wife, Evelyn G. Stephens, of record in Book 8259, page 133, Register's Office for Davidson County, Tennessee.

94875

IDENTIF. REFERENCE

FEB 25 10 21 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

9216 02/25 0101 03CHECK 106.00

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

Taxes for 1991 have been pro-rated and assumed by Grantee(s).

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 my hand this 22nd day of February, 1991

Abolghasem Karshenas

Abolghasem Karshenas

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 8297 PAGE 949

Personally appeared before me, Abolghasem Karshenas
(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 __he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this 22nd day of February 1991.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

____ STATE OF TENNESSEE }
_____ COUNTY }

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
Abolghasem Karshenas

TO
Richard H. Rhea

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 _____

BOOK 8297 PAGE 950

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 6.00
TOTAL 106.00
CHECK 106.00

02/25/91 01 10:10 0001 9216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94875

IDENTIF. REFERENCE

FEB 25 10 21 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 399470