BOOK 8379 PAGE 492

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 19 91

Notary Public

MY COMMISSION EXPIRES 1/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Soghra Karshenas (NAME)	Soghra Karshenas (NAME)	92-7-322
810 18th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 111612 (STREET ADDRESS)	03W 09805
Nashville, TN 37203 (CITY) (STATE) (P O ZIP)	Nashville, TN 37222 (CITY) (STATE) (ZIP)	

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, WE, Mahyar Gharachoolou and Ahmad Derakhshan

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

LAND located in Davidson County, Tennessee, being Lot No. 9 and part of Lot No. 10 on the Plan of E.C. Scruggs Subdivision of Lot Nos. 17 to 22 inclusive, of Bostick's Third Edition to Nashville, as of record in Book 161, Page 41, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 18th Avenue North, at the corner of Lot Nos. 8 and 9; thence with said Avenue southwardly 158 feet; thence eastwardly 94.3 feet; thence northwardly 30 feet; thence eastwardly 20 feet to the westerly margin of an alley; thence with said alley northwardly 115 feet to the corner of Lot Nos. 8 and 9; thence with the line between said two lots, westwardly 95 feet to the point of beginning.

Being the same property conveyed to Ahmad Derakhshan and Moosa Gharachoolou by deed from Mercantile Savings Bank, of record in Book 7746, Page 638, said Register's Office and being the same property quiclaimed by Moosa Gharachoolou to Mahyar Gharachoolou by instrument of record in Book 7901, Page 50, Register's Office for Davidson County, Tennessee.

Certification is herein made that the subject property is not the principal place of residence of the Grantors herein, nor that of any spouse.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 810 18th Avenue North (House Number) (Street) Nashville, TN 37208 (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 ti, 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. 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.

Witness our hand s this 17th day of June, 1991

Mahyar Gharachoolou

Ahmad Derakshan

STATE OF TENNESSEE
Davidson County

BOOK 8379 PAGE 493

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mahyar Gharachoolou and Ahmad Derakhshan

or proved to me upon the basis of satisfactory evidence

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of June 19 91

Commission expires 1/23/94

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Mahyar Gharachoolou and
Ahmad Derakshan

TO
Soghra Karshenas

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

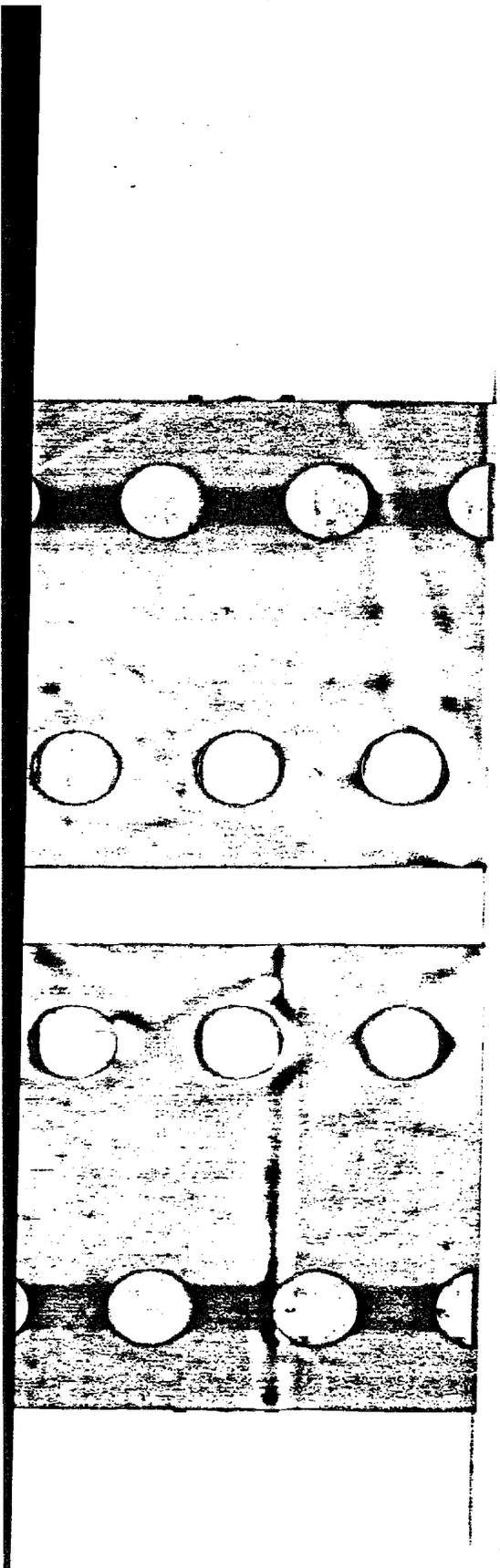
24239

IDENTIFICATION REFERENCE

JUN 20 2 58 PM '91

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TN

5140 06/20 0101 03CHECK 79.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8379 PAGE 494

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 22000.00
				CON TX 72.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 79.60
				CHECK 79.60
06/20/91	01			14:59 0001 6140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24239.

IDENTIFICATION REFERENCE

JUN 20 2 58 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 433148