Box 23

File No: 8482-b

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Address New Owner:	Send Tax Bills To:	Map/Parcel
Saeid Kiani	Same	Map 148-9
PO Box 17532		Par 188
NASHVILLE, TN 37217		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, STEVEN E. ADAMS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto SAEID KIANI, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Haywood Meadow Addition, of record in Plat Book 6900, page 611, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING PART OF the same property conveyed to Steven E. Adams, by deed from Haywood Properties, a Tennessee general partnership, of record in Book 8262, Page 471, said Register's Office.

THIS PROPERTY is conveyed subject to the all matters shown on Plan of record in Book 6900, Page 611, said Register's Office; Restrictions of record in Book 7780, Page 339; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS un-improved property known as 413 Haywood Ct. N. Nashville, Tennessee. This property is not the principal place of residence of the Grantor or his wife. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate. with the appurtenances, estate, title and interest thereto belonging to the said SAEID KIANI, his heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this 3 day of September, 1991.

Steven E. Adams
STEVEN E. ADAMS

4402

SEP 4 8 19 AM '91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $9,100.00.

AFFIANT

Sworn to and subscribed before me this 3RD day of September, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Steven E. Adams, the bargainor 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 and official seal at Brentwood Tennessee, this 3RD day of September, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

Prepared By:
David Coleman
Attorney at Law
9000 E. Church St. B-102
Brentwood, TN 37027

7507 09/04 0101 03CHECK 40.67

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	9100.00
			CON TX	33.67
			PRFEE	1.00
			WDEED	6.00
			TOTAL	40.67
			CHECK	40.67

09/04/91 01 08:21 0001 750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4452

SEP 4 8 19 AM '91

No. 455798