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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 33419)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 46250.00

Affiant

Sworn and subscribed before me this
9th day of June, 1993.

Notary Public

My Comm. Expires: 7-26-96

ADDRESS NEW OWNER:

Mohsen Malakouti
847 North Hillview Court
Brentwood, TN 37027

RESPONSIBLE FOR PAYMENT OF TAXES:
NationsBank of Tennessee, N.A.
3100 West End Avenue
Nashville, TN 37203

MAP-PARCEL NUMBERS
159-00-172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David C. Hamilton and Cherie Michele Hamilton, as tenants in coomon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mohsen Malakouti and spouse, Tahere Mirghavami,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Section Three Bokor Heights, of record in Book 4300, page 62, Register's Office for said County.

Said Lot No. 24 fronts 68.96 feet on the southwesterly margin of the terminus in the cul-de-sac of North Hillview Court and extends back 292.11 feet on the northerly line and 243.97 feet on the southeasterly line.

Being the same premises conveyed to David C. Hamilton and wife Cherie Michele Hamilton by deed from C. Donald Evans and wife, Wilma Jean Evans of record in Book 6062, page 247, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Subject to Restrictive Covenants contained in instrument of record in Book 4550, page 142, said Register's Office.

This instrument is executed on behalf of Cherie Michele Hamilton by Carol L. McCoy as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

3464 07/14 0101 03CHECK 179.94

This is improved property, known as: 847 North Hillview Court, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of June, 1993.

David C. Hamilton
David C. Hamilton

Cherie Michele Hamilton By: Carol L. McCoy, Atty-In-Fact 6-9-93
Cherie Michele Hamilton, By: Carol L. McCoy, Atty-In-Fact

State of Tennessee
County of Davidson

On this 9th day of June, 1993, before me the undersigned authority, personally appeared **David C. Hamilton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol L. McCoy**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Cherie Michele Hamilton**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of June, 1993.

Notary Public

My Commission Expires: 9/24/94

EXHIBIT "A"
To
WARRANTY DEED

FROM: David C. Hamilton and Cherie Michele Hamilton

TO: Mohsen Malakouti

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Carol L McCoy 6-9-93
Carol L. McCoy, Affiant

Sworn to and subscribed before me this

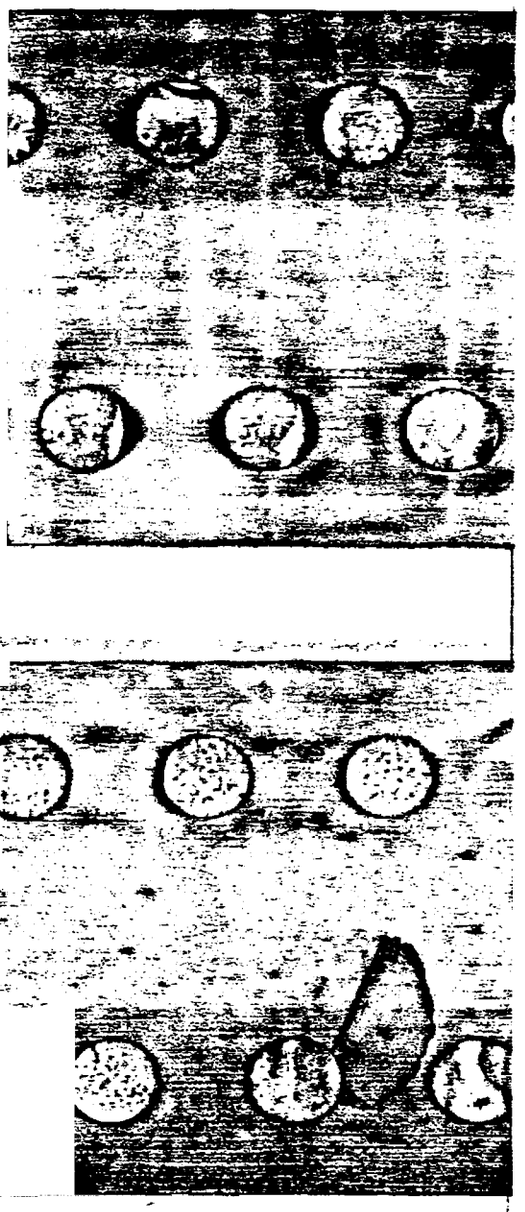
9th day of June, 1993.

Notary Public

My Commission Expires: 9/24/94

93 JUL 14 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

40657
IDENTIF. & REFERENCE



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 46250.00
				CON TX 170.94
				PRFEE 1.00
				WDEED 8.00
				TOTAL 179.94
				CHECK 179.94
			07/14/93 01	09:06 0001 3464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40657
IDENTIF. ◆ REFERENCE

93 JUL 14 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673880