ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Alireza Zare Zahra Zare 200 Carriage Drive Nashville, TN 37221	New Owners	Map 129-100 Parcel 46

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

BOOK 9231 PAGE 535

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Dorthy Ruth Grossman and Gladys M. Seigel, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Alireza Zare and Zahra Zare, (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 54 on the Plan of West Meade Park, Section 3, of record in Book 3300, Page 23, Register's Office for said County, described as follows:
Beginning on the southerly margin of Ellesmere Road at the corner of lots Nos. 53 and 54; thence with the line between said two lots southerly 638.6 feet; thence south 76 deg. 42' west 250 feet; thence south 76 deg. 33' west 170 feet; thence south 51 deg. 11' west 280 feet; thence north 0 deg. 21' east 100 feet to the corner of lots Nos. 54 and 55; thence with the line between said two lots north 32 deg. 07' east 1,059.1 feet to the southerly margin of Ellesmere Road; thence with the same southeasterly 103.5 feet to the beginning.

Being the same property conveyed to Dorthy Ruth Grossman and Gladys M. Seigel by quitclaim deed from National Building Corporation of record in Book 8732, page 226, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $39,000.00.

Alireza Zare
Affiant

Subscribed and sworn to before me this 20th day of January, 1994.

Notary Public

My Commission Expires 3/22/97

94 JAN 27 AM 10:51
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

11593

IDENTIFICATION REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

The above described real estate is unimproved and is not nor ever was martial property nor is it subject to any homestead exception of a spouse of either Grantor.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of January, 1994.

Dorthy Ruth Grossman

Gladys M. Seigel

4004 01/27 0101 03CHECK 153.30

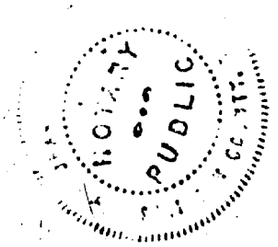
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

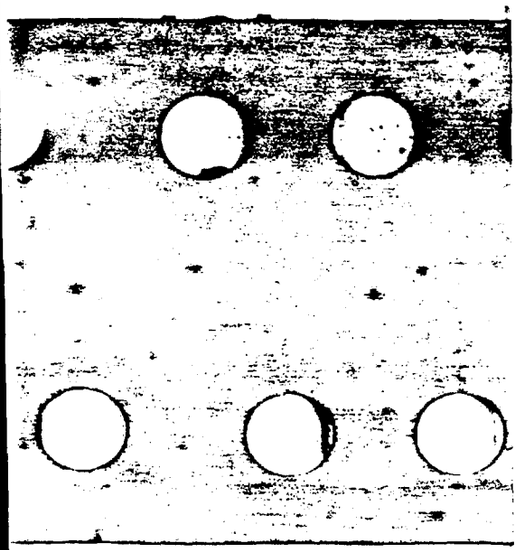
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorthy Ruth Grossman and Gladys M. Seigel, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

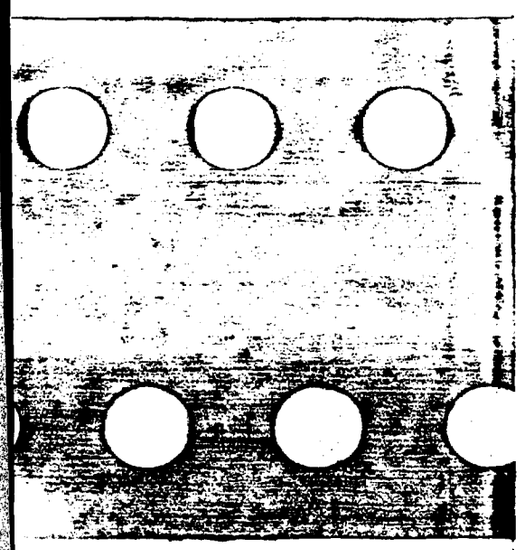
WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of January, 1994.

Notary Public

My Commission Expires: 3/22/97







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9231 PAGE 537

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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

01/27/94 01 10:51 0001 4004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11593
IDENTIF. & REFERENCE

94 JAN 27 AM 10:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.749937