This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

BOOK 9259 PAGE 676

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
David Roger Barksdale 116 Park Circle Nashville, Tennessee 37205	Same	#104-9G-14

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HOSSEIN SAKHAI, an unmarried man (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said DAVID ROGER BARKSDALE, an unmarried man (the "Grantee"), his heirs, successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 14 on the plan of Park Circle Condominiums, according to the Master Deed of record in Book 6809, page 569, in the Register's Office of Davidson County, Tennessee, and more particularly described in Book 6809, pages 610-620, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Hossein Sakhai, by deed of record in Book 9024, page 551, Register's Office for Davidson County, Tennessee.

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, his heirs, successors and assigns, forever. And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes, a lien but not yet due and payable.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Tennessee "Horizontal Property Act," Tennessee Code Annotated, and as set forth in the Master Deed recorded in Book 6809, page 569, said Register's Office.

3. Park Circle Condominiums Homeowner's Association Rules and Regulations of record in Book 8834, page 727, said Register's Office.

4. Easement(s) set forth in instrument recorded in Book 4879, page 460, and Book 5967, page 451, said Register's Office.

5. Easement(s) for abutting property owners to use an alley contained in instrument recorded in Book 465, page 570, said Register's Office.

And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23 day of Feb, 1994.

Hosse Sakhai
HOSSEIN SAKHAI

STATE OF WEST VIRGINIA)
COUNTY OF Cabell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOSSEIN SAKHAI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Huntington, West Virginia, this 23rd day of February, 1994.

Harriet Starr
NOTARY PUBLIC

My Commission Expires: March 15, 1995

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
HARRIET STARR
6109 Fairview Rd.
Huntington, W. VA. 25705
My Commission Expires March 15, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $73,000.00.

Affiant

Subscribed and sworn before me this 25th day of February, 1994.

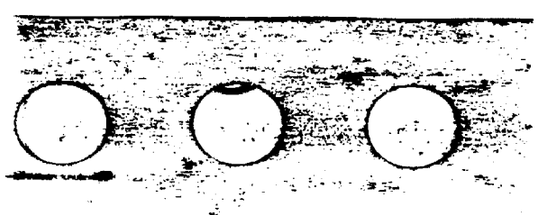
Bessie Jane Winston
NOTARY PUBLIC

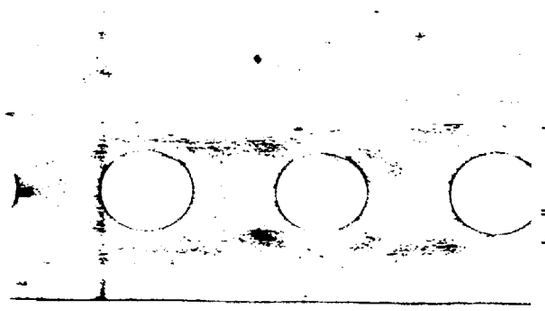
My Commission Expires: 7/23/94

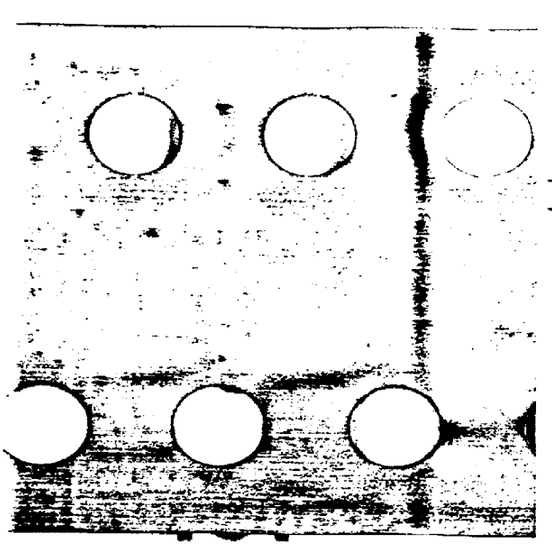
21357
IDENTIFICATION REFERENCE

94 FEB 25 PM 2:23

2478 02/25 0101 CHECK 275.10







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9259 PAGE 678

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 73000.00
				CON TX 270.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 279.10
				CHECK 279.10
02/25/94	01			15:25 0001 9478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21357
IDENTIFICATION REFERENCE

FEB 25 PM 3:21

No. 760357