BOOK 9413 PAGE 795

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 58,000.00

Affiant

Sworn to and subscribed before me this 21 day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-96

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

94 JUL 21 AM 10:41
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

73339
IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Javad Ramezanifar	Same	Map 160-9
136 South Oak Dr		Parcel 9
Nashville, Tn 37211		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frank Cedric Davis and Mary Laverne Davis, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Javad Ramezanifar, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

(JR) 7.20 7.14.94

9366 07/21 0101 03CHECK 223.60

Being Lot No. 78 on the Plan of Oak Hill Estates, Section II, as of record in Book 4460, page 36-38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank Cedric Davis and wife, Mary Laverne Davis, by Deed from R. C. Adams of record in Book 4695, Page 165, Register's Office for Davidson County, Tennessee, the parties having since divorced with the above described property having vested in them as tenants in common by Divorce Decree of record in Book 6295, page 244, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 856 Lakemont Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land, and have a good right to convey it; and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, assigns 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 hands this 21 day of July, 1994

FRANK CEDRIC DAVIS

MARY LAVERNE DAVIS

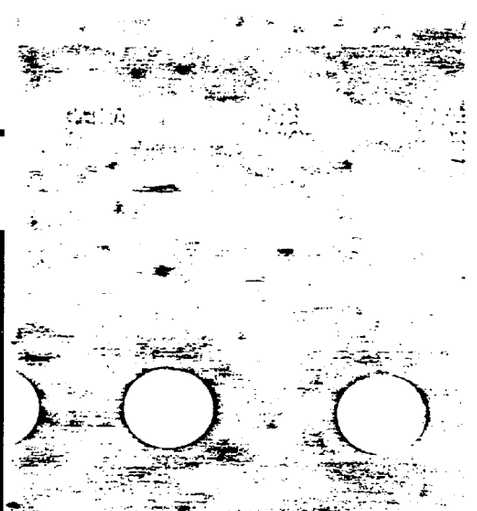
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

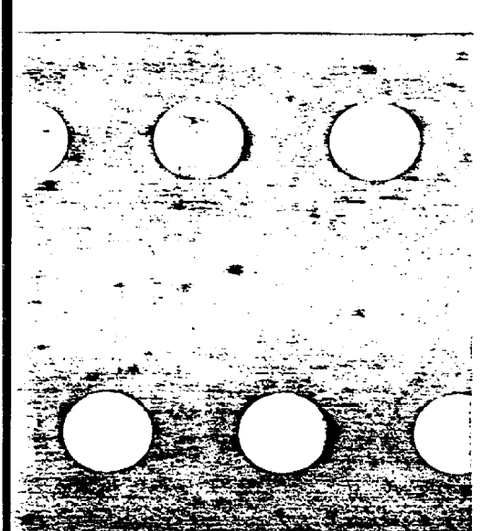
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Cedric Davis and Mary Laverne Davis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this, the 21 day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94





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

RECEIVED OF _____

FOR _____

BOOK 9413 PAGE 797

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	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	8.00
TOTAL	223.60
CHECK	223.60

07/21/94 01 10:40 0001 9366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73339
IDENTIF. & REFERENCE

94 JUL 21 AM 10:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 815942