THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL
(FRH) Box #23
A Professional Corporation
Suite 600, 511 Union Street
Nashville, Tennessee 37219

PROPERTY OWNER: Taghi MoHammadkhah
511 Hagan Street
Nashville, Tennessee 37203

PROPERTY ADDRESS: 511 Hagan Street

MAIL TAX BILLS TO: Taghi MoHammadkhah
5817 Robertson Avenue
Nashville, Tennessee 37209

MAP AND PARCEL #: 105-7/81

94 AUG -1 PM 4:03
REGISTER
DAVIDSON COUNTY, TN.

76953
IDENTIFICATION REFERENCE

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of August, 1994, by and between Margaret Tygard, a/k/a Margaret Haislip, Party of the First Part or Grantor, and Taghi MoHammadkhah, Party of the Second Part.

WITNESSETH:

That FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey, transfer and confirm unto the said Party of the Second Part, all of his interest in the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the South 30 feet of Lot No. 48 on the map of resubdivision and change of C. H. Hagen's and A. G. Merritt's original subdivision, of record of Book 57, page 76, and shown by subsequent plan of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Part of said lot fronts 30 feet on the easterly side of Hagen Street and runs back between parallel lines 164 feet to an alley.

Being the same property conveyed to Charles R. Tygard, Sr. and Wife, Margaret Tygard, by deed from Elmer P. Conner and Wife, Ethel Conner, of record in Book 7392, page 838, Register's Office for said County.

Also being the same property conveyed to Margaret Tomlin Hood by Quitclaim Deed from Charles Raymond Tygard, Sr. of record in Book 9014, page 964, Register's Office for said County.

The description herein is the same as set out in the prior deed of record.

This is improved property known as 511 Hagan Street, Nashville, Tennessee 37203.

Margaret Haislip, Margaret Tygard and Margaret Tomlin Hood are one and the same person.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said Party of the Second Part, its successors, and assigns in fee simple forever.

The said Party of the First Part does hereby covenant with the said Party of the Second Part that he is seized and possessed of said land in fee simple, has good right to convey it, is unencumbered, except for 1994 real property taxes, which have been prorated between the parties.

And Grantor does further covenant and bind himself his heirs and assigns, to warrant and forever defend title to the said Party of the Second Part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS the signature of the Party of the First Part the day and year first above written.

Margaret Tygard
MARGARET TYGARD a/k/a
MARGARET HAISLIP
Margaret Haislip

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melanie D. Simpson a Notary Public in and for said State and County duly commissioned and qualified, Margaret Haislip a/k/a Margaret Tygard a/k/a Margaret Tomlin Hood, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument Warranty Deed for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 1994.

Melanie D Simpson
NOTARY PUBLIC

My Commission Expires: 09/24/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

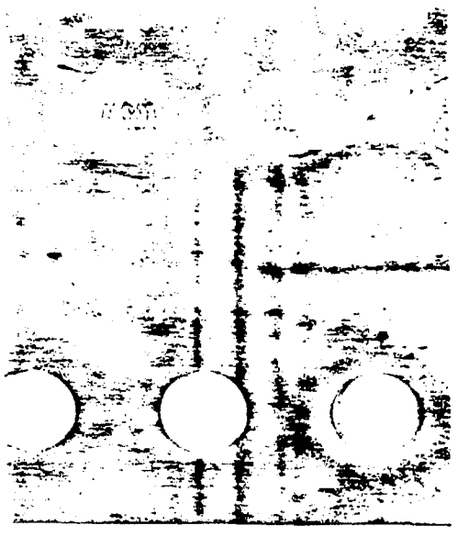
Taylor Mohammadbhai
AFFIANT

Subscribed and sworn to before me, this 1st day of August, 1994.

Melanie D Simpson
NOTARY PUBLIC

My Commission Expires: 09/24/94

242 08/01 0101 03CHECK
64.50



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

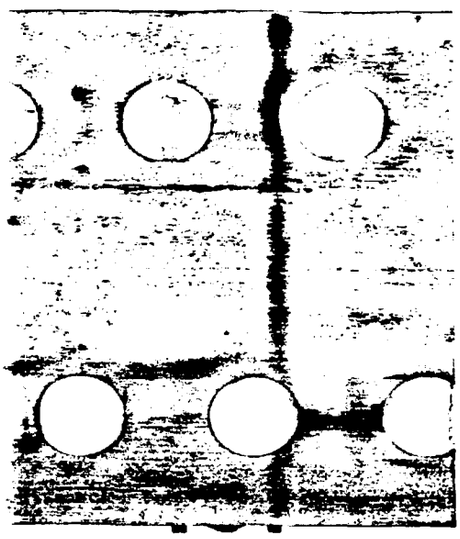
RECEIVED OF _____

FOR _____

BOOK 9424 PAGE 162

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 15000.00
CON TX 55.50
PRFEE 1.00
MISC 8.00
TOTAL 64.50
CHECK 64.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/94 01 16:02 0001 3242

76953
IDENTIF. & REFERENCE

94 AUG -1 PM 4:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 819781