This Instrument Prepared By:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jerry Butler	Owner	Map - 149-07-0A
5068 Murfreesboro Road		Parcels - 20, 22
Lavergne, Tennessee 37086		23 and 24

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

MANOUCHEHR FARAZMAND AND WIFE, MALAKAH AHMADZADEH

have bargained and sold and by these presents do hereby transfer and convey unto the said

JERRY BUTLER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lots Nos. 20, 22, 23 and 24 on the Plan of Chelsea Village, as of record in Plan Book 7900, pages 119, 120 and 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> BEING part of the same property conveyed to Manouchehr Farazmand and wife, Malakah Ahmadzadeh, by deed from Chelsea Development Corporation, of record in Book 8572, page 27, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to 1994 taxes; Covenants, Conditions and Restrictions of record in Book 8081, page 329, and Book 8083, page 386, Register's Office for Davidson County, Tennessee; Plan in Book 7900, pages 119-121, said Register's Office and Deed to Open Area in Book 8838, page 542, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lots Nos. 20, 22, 23 and 24, Chelsea Village, Nashville, 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 GRANTEES, their heirs and assigns forever. And, we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, 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 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, except as set forth above.

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.

WITNESS our hands this 28th day of July, 1994.

X _____
MANOUCHEHR FARAZMAND

X _____
MALAKAH AHMADZADEH

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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77250

IDENTIFICATION REFERENCE

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 28, 1994 before me, _____

Maritza Vasquez , Notary Public,

personally appeared _____

Manouchehr Farazmand and Malakah Ahmadzadeh

* * *

* * * *

* * *

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

MARITZA VASQUEZ
COMM. #1009836
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires DEC. 17, 1997

(LEGIBILITY OF WRITINGS, PRINTING OR PHOTOCOPY WHEN RECEIVED)

CALIFORNIA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ LOS ANGELES

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

_____

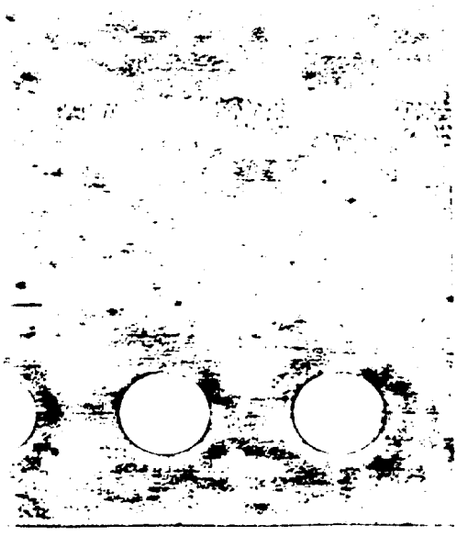
Sworn to and subscribed before me this 28th day of July, 1994.

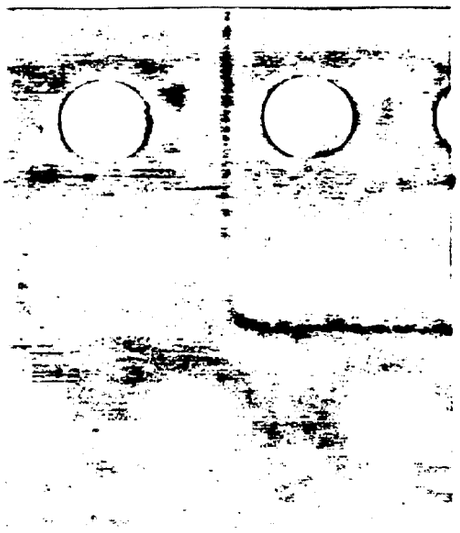
_____
NOTARY PUBLIC

My commission expires: 12-17-97.

MARITZA VASQUEZ
COMM. #1009836
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires DEC. 17, 1997

3573 08/02 0101 03CHECK 231.00





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	60000.00
CON TX	222.00
PRFEE	1.00
MTGFEE	8.00
TOTAL	231.00
CHECK	231.00

08/02/94 01 11:04 0001 3573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77260
IDENTIF. & REFERENCE

94 AUG -2 AM 11:04

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 820102