This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

ADDRESS NEW OWNER:
Abolghasem Karshenas
1213 Antioch Pike
Nashville, TN 371211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 134
PARCEL 88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Betty J. Hyden, Married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Abolghasem Karshenas , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, in the Fifth Civil District, described according to a survey made by Joel B. Spaulding in January 1952, as follows:
>
> BEGINNING at a point in the southerly right-of-way of the Antioch Pike as established by Davidson County, Highway Department, the said point being 518.9 feet southeast of the intersection of the Paragon Mill Road and the Antioch Pike as measured along the center line of the said Antioch Pike, said beginning point being an iron pin set in the said right-of-way; thence south 41 degrees 51' west 276.3 feet to an iron pin in a fence line; thence south 87 degrees 03' east 83.1 feet to an iron pin in the said fence line and Pearl Hill Vick's west line; thence with Pearl Hill Vick's line North 41 degrees 51' east 222.5 feet to an iron pin in the southerly right-of-way of the Antioch Pike; thence north 46 degrees 00' west 65 feet to the point of beginning.
>
> Being the same property conveyed to Betty June Hyden , by deed from James C. Hill and wife, Estelle Hill of record in Deed Book 5464, Page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions of record.

John Hyden joins in to convey any interest he might have, if any.

This is improved property known as 1213 Antioch Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Abolghasem Karshenas, their heirs and assigns, forever; and we, Betty J. Hyden, Married 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd day of September, 1994.

Betty J. Hyden

John Hyden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty J. Hyden and husband, John Hyden 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 2nd day of September, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 04/25/98

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 42,500.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of September, 1994.

NOTARY PUBLIC
My Commission Expires: 04/25/98

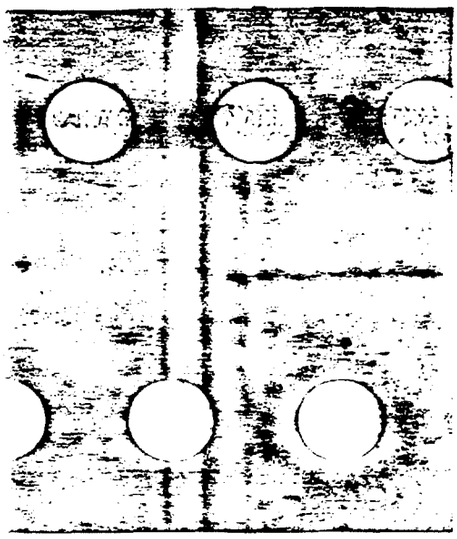
NOTARY PUBLIC AT LARGE WILSON CO. TENN.

8814.0
IDENTIFICATION REFERENCE
MAIL ENV.

94 SEP -7 AM 8:46

REGISTER
DAVIDSON COUNTY, TN.

5831 09/07 0101 03CHECK 166.25



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

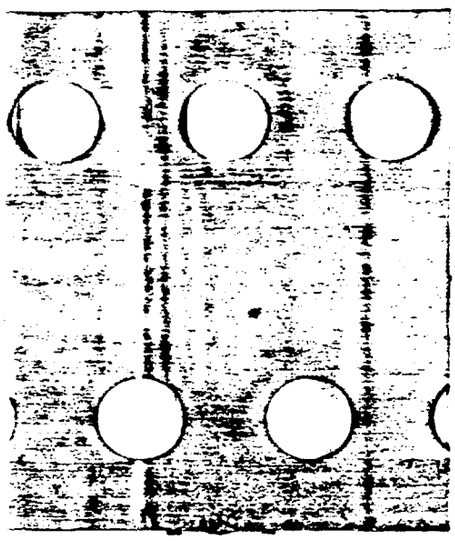
RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 37

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	42500.00
CON TX	157.25
BANK	1.00
WDEED	8.00
TOTAL	166.25
CHECK	166.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY

09/07/94 01 08:44 0001 5831

88490
IDENTIF. # REFERENCE

SEP -7 AM 8:46
REGISTER
DAVIDSON COUNTY, TN.

No. 832194