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.
Spencer N. Roads	SAME	Map - 149-07-0A
34 E. Jefferson Pkwy.		Parcels - 90
NEWNAN, GA 30263		7923 10/20 0101 03CHECK 79.12

BOOK 9498 PG 30

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

SPENCER N. ROADS

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 Lot No. 90 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 Lot No. 90, 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 19th day of October, 1994.

MANOUCHEHR FARAZMAND

MALAKAH AHMADZADEH

By: _____
MASOUD FARAZMAND
ATTORNEY-IN-FACT FOR
MANOUCHEHR FARAZMAND

By: _____
MASOUD FARAZMAND
ATTORNEY-IN-FACT
FOR MALAKAH AHMADZADEH

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.
94 OCT 20 AM 10:39
01514
IDENTIF. & REFERENCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MASOUD FARAZMAND, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of MONOUCHEHR FARAZMAND and MALAKAH AHMADZADEH acknowledged that he executed the foregoing instrument as the free act and deed of MONOUCHEHR FARAZMAND and MALAKAH AHMADZADEH.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Beverly Hills, California, on this the 17th day of October, 1994.

NOTARY PUBLIC

My commission expires: 12-13-95.

BRUNO GANDA
COMM. #950612
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Dec. 18, 1995

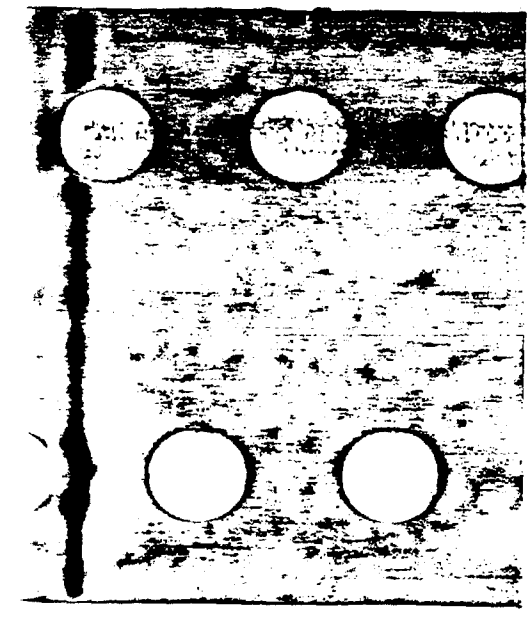
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $18,950.00.

Sworn to and subscribed before me this 19th day of October, 1994.

NOTARY PUBLIC

My commission expires: 7/27/96.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

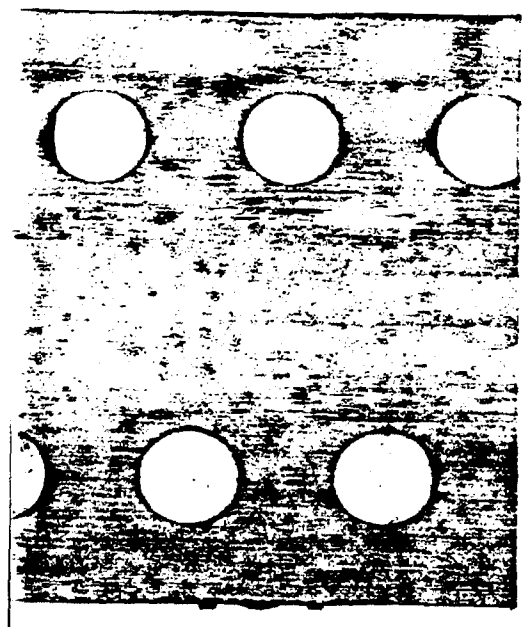
RECEIVED OF _____

FOR _____

BOOK 9498 PG 32

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	18950.00
CON TX	70.12
PRFEE	1.00
MDEED	8.00
TOTAL	79.12
CHECK	79.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/20/94 01 10:39 0001 9923

01514
IDENTIF. ↑ REFERENCE

94 OCT 20 AM 10: 39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 846094