Bill 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

BOOK 9731 PG 274

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 95

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Grace	OWNER	64-12C
(NAME)	(NAME)	216C
5410 Hermitage Park Dr	(ADDRESS)	4D91459
Hermitage TN 37076	(CITY) (STATE) (ZIP)	
(CITY) (STATE) (ZIP)		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia, and Abolghassem Ghafoorian Kia Administrator estate of Mahtab Ghafoorian Kia HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Grace and wife, BeBee P. Grace

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:

Being Building Envelope 216 on the Plan of Lexington, A Planned Unit Development of record in Book 6250, Page 340 and 341, Register's Office for Davidson County, Tennessee, located in the Second (2nd) Civil District of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zahra Parsa Ghafoorian Kia and Mahmood Ghafoorian Kia and Abolghassem Ghafoorian Kia by deed of record in Book 8061, Page 965, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Zahra Parsa Ghafoorian Kia , Mahmood Ghafoorian Kia and Abolghassem Ghafoorian Kia, Administrator Estate of Mathab Ghafoorian Kia by Mohammad Haj Jaafar as Their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9731, Page 312, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 216 Lexington Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 16th day of June 1995

Zahra Parsa Ghafoorian Kia
Zahra Parsa Ghafoorian Kia
By: Mohammad Haj Jaafar
Mohammad Haj Jaafar, Attorney-in-fact

Mahmood Ghafoorian Kia, Mahmood Ghafoorian Kia
By: Mohammad Haj Jaafar
Mohammad Haj Jaafar, Attorney-in-fact

Abolghassem Ghafoorian Kia, Abolghassem Ghafoorian Kia
By: Mohammad Haj Jaafar
Mohammad Haj Jaafar, Attorney-in-fact

DCTN01WC

BOOK 9731 PG 275

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 Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia, and Abolghassem Ghafoorian Kia Administrator estate of Mahtab Ghafoorian Kia

the bargainor s, 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 Antioch, Tennessee, this 16th day of June 19 95.

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this June 16, 1995 before me personally appeared Mohammad Haj Jaafar the person who executed the foregoing instrument on behalf of Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian kia, and Abolghassem Ghafoorian Kia, and acknowledged that he executed the same as the free act and deed of the said Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia, and Abolghassem Ghafoorian Kia, through Power of Attorney granted him by the said Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia, and Abolghassem Ghafoorian Kia.

Notary Public

Commission Expires: 10-9-95

95 JUL 14 PM 3:21

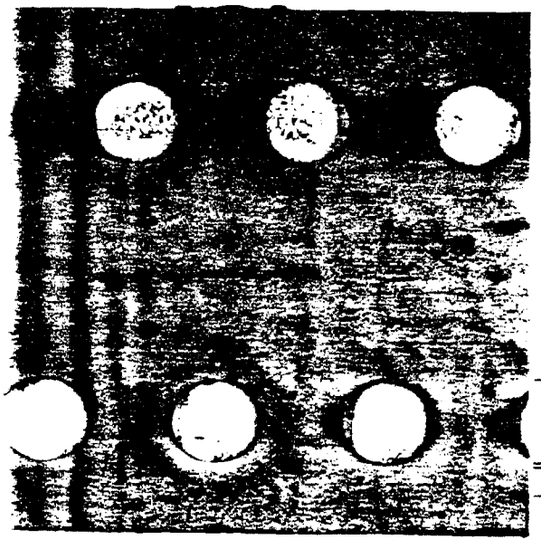
REGISTER
DAVIDSON COUNTY, TN.

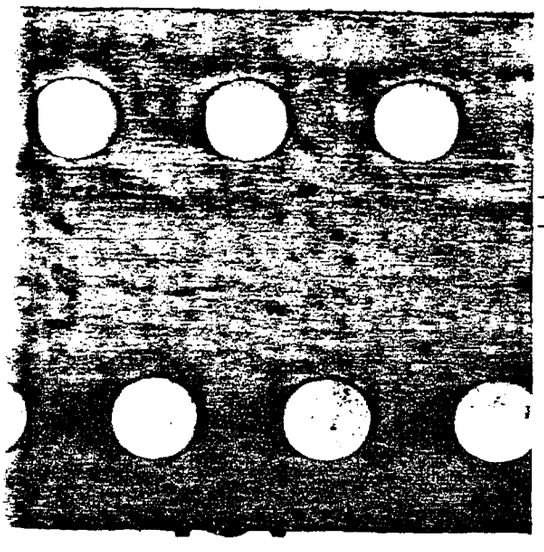
IDENTIFICATION REFERENCE

00079157

90.40

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 9731 PG 276

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

CAPT	22000.00
CON TX	81.40
PRFEE	1.00
WDEED	8.00
TOTAL	90.40
CHECK	90.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1256

0079157
IDENTIF. # REFERENCE

95 JUL 14 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930362