0084241

IDENTIF. ↑ REFERENCE

This instrument prepared by:
SHERRARD & ROE (JRV)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

95 JUL 31 PM 3:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 9746 PG 6

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Reza E. Soltani, M.D. 6690 Clearbrook Drive Nashville, Tennessee 37205	Same	Map 104-4 Parcel 116

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, MUSIC ROW INVESTMENTS, INC., a Tennessee corporation (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto REZA E. SOLTANI, M.D., and wife, NOSRAT SOLTANI, (hereinafter referred to as the "Grantees"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1995 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
3. All matters shown on the Plan of record in Plat Book 57, page 62, Register's Office for Davidson County, Tennessee.
4. Rights of Tenants in possession, as tenants only.

Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, and its heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTOR has caused this instrument to be executed by its duly authorized officer, on the 31st day of July, 1995.

MUSIC ROW INVESTMENTS, INC.

By: _____

Title: President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Jane O. Yeary, a Notary Public in and for the County and State aforesaid, personally appeared R. A. Leftwich, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who upon oath acknowledged that he is the President of MUSIC ROW INVESTMENTS, INC., a corporation, the within named bargainor, and who further acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31st day of July, 1995.

Jane O. Yeary
Notary Public

My Commission Expires:
Nov. 22, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $315,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 31st day of July, 1995.

Notary Public

My Commission Expires:

7-25-97

EXHIBIT "A"

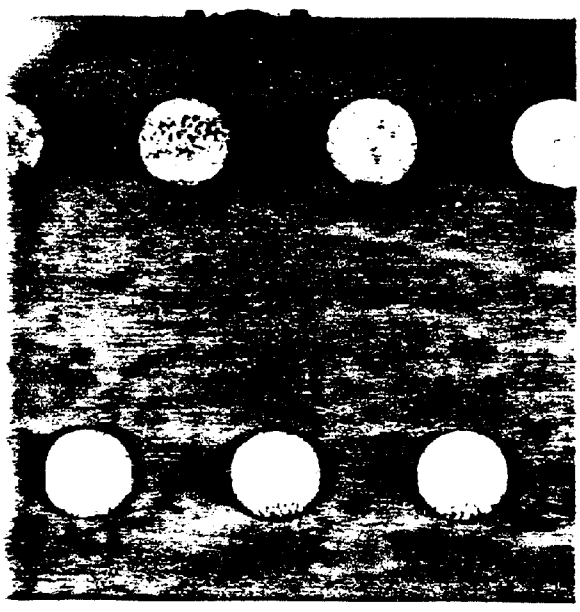
A certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 7 on the Plan of Criddle & Scruggs Subdivision of Lot 7, O. B. Hayes Plan of Large Lots, as of record in Book 57, page 62, Register's Office for Davidson County.

Said Lot No. 7 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Music Row Investments, Inc. by deed from William J. Gregg and wife, Barbara D. Gregg, of record in Book 8363, page 689, Register's Office for Davidson County, Tennessee.

97 07731 0101 03CHECK 1192.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

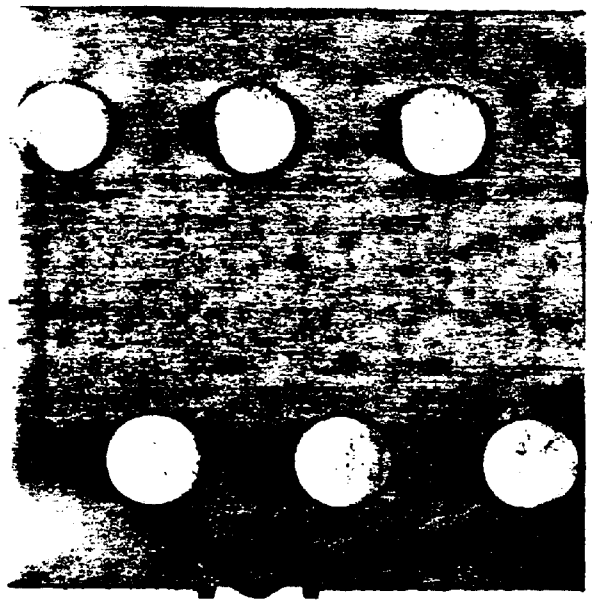
FOR _____

BOOK 9746 PG 10

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
315000.00
CON TX 1165.50
PRFEE 1.00
MDEED 16.00
TOTAL 1182.50
CHECK 1182.50
07/31/95 01 15:22 0001 6767



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

008424 I
IDENTIF. ↑ REFERENCE

95 JUL 31 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 935812