THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED BOOK 9779 PG 63

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Kuli-Zade, Rauf and wife, Irina Kuli-Zade 2806 West Linden Ave. Nashville, TN 37212	Same	104-14-99

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARLES TURNER SIMONS, JR. and wife ELIZABETH SIMONS ("Grantors") have bargained and sold, and hereby transfer and convey, unto RAUF KULI-ZADE and wife, IRINA KULI-ZADE ("Grantees"), their heirs and assigns, certain real property in Davidson County, Tennessee, described as follows:

Lot 66 Westmoreland Place, of record in Plat Book 421, page 16, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Charles T. Simons and wife, Mary T. Simons, by Deed of Record in Book 2958, page 251, Register's Office for Davidson County, Tennessee. The said Charles T. Simons and Mary T. Simons both having since died, and Charles Turner Simons, Jr. being the sole heir thereof.

This is improved property located at 2806 West Linden Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

Grantors covenant and bind themselves and their heirs and representatives to warrant specially and defend forever the title to said property to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through or under Grantors (excluding claims arising out of the matters set forth on Exhibit A), but no further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of August, 1995.

CHARLES TURNER SIMONS, JR.

ELIZABETH SIMONS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9779 PG 64

Personally appeared before me, a Notary Public, Charles Turner Simons, Jr. and Elizabeth Simons, with whom I am personally acquainted, and who acknowledged tha they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of August, 1995.

NOTARY PUBLIC AT LARGE

Mary Morgan Bryan
Notary Public

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $75,000.00.

R. Kulbeck
Affiant

Subscribed to and sworn to before me this 29th day of August, 1995.

Mary Morgan Bryan
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
2-2-99

381318.01

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

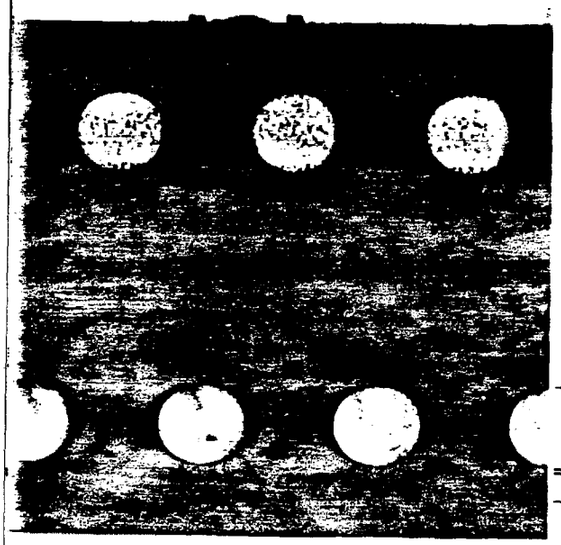
1. 1995 property taxes, a lien, but not yet due and payable.

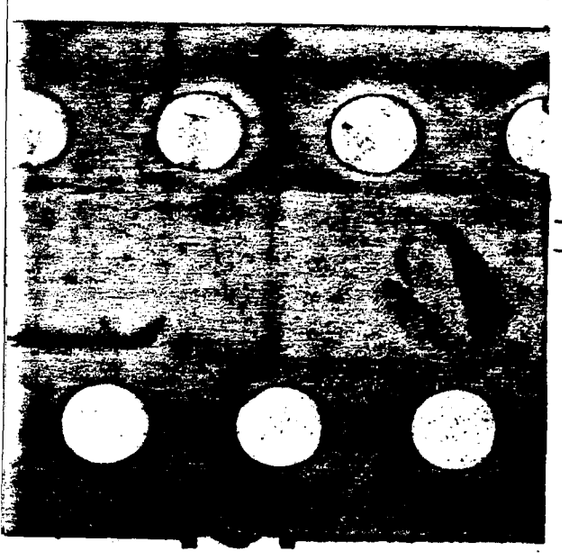
2. All matters shown on plat of record in Plat Book 421, page 16, Register's Office of Davidson County, Tennessee.

8493 08/30 0101 03CHECK 290.50

0095054
IDENTIF. & REFERENCE

95 AUG 30 PM 4:20
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9779 PG 66

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	12.00
TOTAL	290.50
CHECK	290.50

08/30/95 01 16:22 0001 8493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095054
IDENTIF. ↑ REFERENCE

95 AUG 30 PM 4:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.947414