Send Tax Statements To:
New Owner

Name and Address of New Owners:
P. Najafabadi
P.O. Box 111612
Nashville, TN 37222

This Instrument Prepared By:
Law Offices Of:
William P. Nelms, P.C.
P.O. Box 5053, Uptown Station
Murfreesboro, TN 37133-5053

From Information Furnished By
The Parties

Map 175, Parcel 10

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, **JAMES C. McCOLLUM, an unmarried person**, have this day bargained and sold and do hereby transfer and convey unto **P. NAJAFABADI**, his heirs and assigns, forever, that certain parcel of real estate located in the 2nd Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

BEGINNING at a stone on the east side of Hobson Pike, running South 87° West, 16 poles to a stone. Thence North 7° East, 10 poles to a stone. Thence North 87° East, 16 poles to a stone on the west edge of the pike 10 poles to the beginning, containing one acre.

BEING the same property conveyed to James C. McCollum by deed from Eva Lee Kimbro, dated February 27, 1995, appearing of record in Book 9617, page 407, of the Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is land in the 2nd Civil District of Davidson County, Tennessee, the same being triangular in share and described as follows, to-wit:

BEGINNING at an iron pin and corner post and rock, the common front corner of the Sam E. Kimbro and wife, property, Caesar E. Urrutia and wife, (formerly T. J. Robinson and wife, property) and Mrs. E. G. Shepherd property; thence westerly 58 feet, more or less, to the center line of Old Hickory Boulevard; thence with the center line of said Boulevard northerly 85 feet, more or less, to a point in the center line of said Boulevard; thence leaving said Boulevard easterly 84 feet to the beginning point.

BEING the same property conveyed to Caesar E. Urrutia and wife, Christine M. Urrutia by deed from Sam Ewing Kimbro and wife, Eva Lee Kimbro, dated February 25, 1974, appearing of record in Book 4793, page 678, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **P. NAJAFABADI**, his heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, and that I have a good right to convey the same and that it is unencumbered, except for the lien of the 1995 real property taxes, which taxes have been prorated and are assumed by the Grantee.

I further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 11th day of September, 1995.

James C. McCollum

JAMES C. McCOLLUM

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JAMES C. McCOLLUM, an unmarried person**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 11th day of September, 1995.

William P. Helms

NOTARY PUBLIC

My Commission Expires: 9-18-96

NOTARY PUBLIC WILLIAM P. HELMS RUTHERFORD

BOOK 9793 PG 93

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 11th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 9-18-96

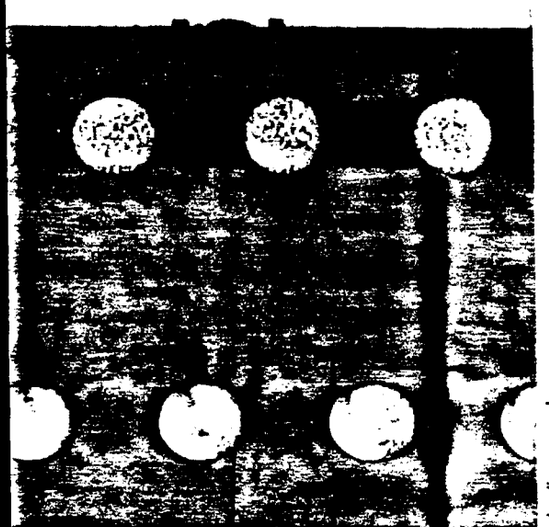
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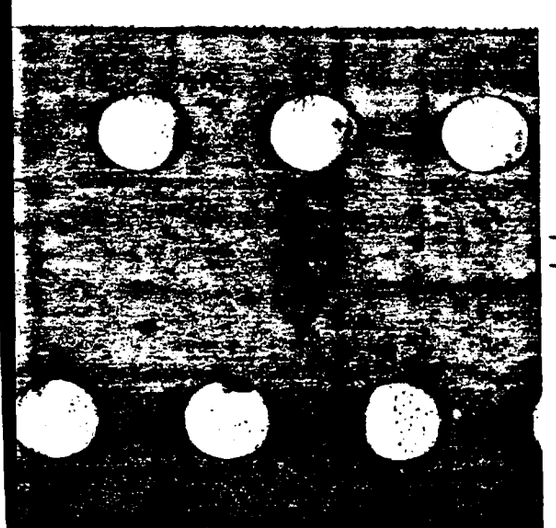
IDENTIF. & REFERENCE

95 SEP 13 AM 8:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3380 09/13 0101 03CHECK 161.00





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

RECEIVED OF _____

FOR _____

BOOK 9793 PG 99

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07.15.95 01 08-26 0001 3380

0099643
IDENTIF. ↑ REFERENCE

95 SEP 13 AM 8:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952247