BOOK 9810 PG 997

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2463934

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Reza E. Soltani

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26
DAY OF Sept, 19 95

NOTARY PUBLIC

My Commission expires: 1-27-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt# 3143

Marbut Glenn Gaston,Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Arashmidos Sanati	owner at same address	117-3-B-227-CO
c/o Reza E. Soltani (NAME)	(NAME)	
6690 Clearbrook Drive (ADDRESS)	(ADDRESS)	7DA-80452
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 55,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we John W. McClellan, joined by his spouse, Jo Ella McClellan (who joins here in for the sole purpose of conveying any and all right, title, and/or interest she has or may have in the hereinafter property by virtue of her marital status with the grantor) hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Arashmidos Sanati

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Unit No. P-05, Parcel 227, on the plan of The Villager Condominiums, as of record at Book 5200, page 154, as amended at Book 5200, page 201, and as established by Master Deed at Book 5434, page 665, corrected at Book 5487, page 967, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said unit and the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Book 6926 , page 723 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
Master Deed at Book 5434, page 665, corrected at Book 5487, page 967, plat at Book 5200, page 154, as amended at Book 5200, page 201, and right-of-way easement at Book 4808, page 424, said Register's Office.

This is improved (X) property, known as 2601 Hillsboro Pike, #P-5, Nashville, TN 37212
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 26th day of September, 19 95.

John W. McClellan

Jo Ella McClellan

0106534

IDENTIF. & REFERENCE

PICK-UP

INDIVIDUAL ACKNOWLEDGMENTS: 95 SEP 29 PM 1:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9810 PG 998

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John W. McClellan and wife, Jo Ella McClellan, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 26th day of September, 1995.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STAS 09/29 0101 03CHECK 212.50

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

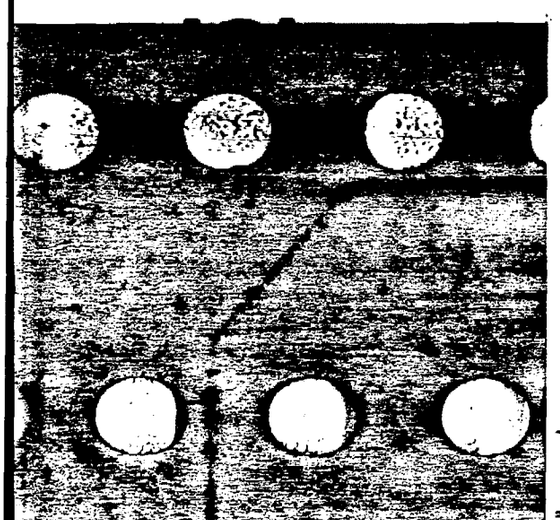
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

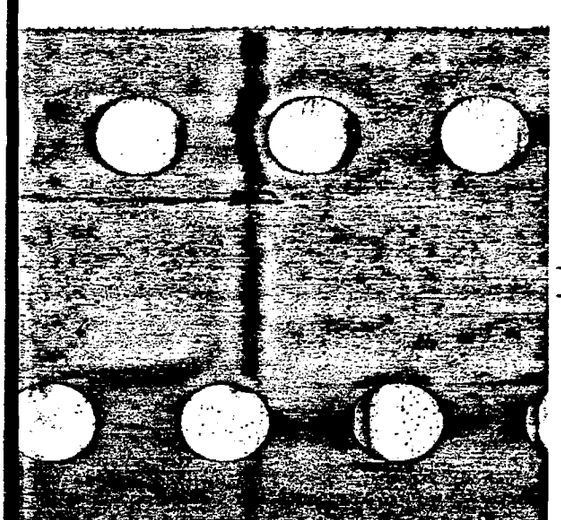
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9810 PG 999

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
TOTAL	212.50
CHECK	212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/95 01 13:44 0001 0746

0106534
IDENTIF. ↑ REFERENCE

95 SEP 29 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959547