WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: March 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reza Aliabadi Hagh (NAME)	FIRST TENNESSEE BANK (NAME)	MAP 158-4-A
49 Annandale (ADDRESS)	P.O. BOX 351 (ADDRESS)	PARCEL 60
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	MEMPHIS, TENNESSEE 38101 (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, Trust F/B/O Michael R. Clardy: James H. Sherrod, Co-Trustee, and Doug Brown, Co-Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reza Aliabadi Hagh and wife, Sima Kohlghi

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Revised Section Two Otterwood, as of record in Plat Book 6900, Pages 598-602, and as replatted in Plat Book 7900, Page 799, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Trust F/B/O Michael R. Clardy: James H. Sherrod, Co-Trustee, and Doug Brown, Co-Trustee, by deed from Leigh S. Stelmach and wife, Rhonda E. Stelmach of record in Book 9475, Page 694, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 7260, Page 483, amended in Book 8762, Page 199, Charter of record in Book 7292, Page 315, and Easement of record in Book 7667, Page 218, corrected in Book 7942, Page 678, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

0107151
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as 49 Annandale, Nashville, Tennessee 37215
(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 hand S this 29th day of September 19 95

Trust F/B/O Michael R. Clardy
By:
James H. Sherrod, Co-Trustee
Attest:
Doug Brown, Co-Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James H. Sherrod and Doug Brown with whom I am personally acquainted, and who upon their oath(s) acknowledged themselves to be the Co-Trustee and Co-Trustee respectively of the Trust F/B/O Michael R. Clardy the within named bargainor, and corporation, and that they as such Co-Trustee and Co-Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James H. Sherrod as such Co-Trustee, and attesting the same by the said Doug Brown as such Co-Trustee.

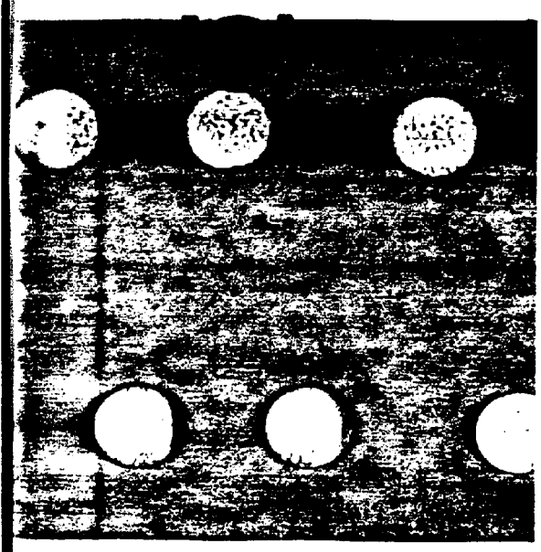
Witness my hand and official seal at office at Nashville, TN on this the 29th day of September 19 95.

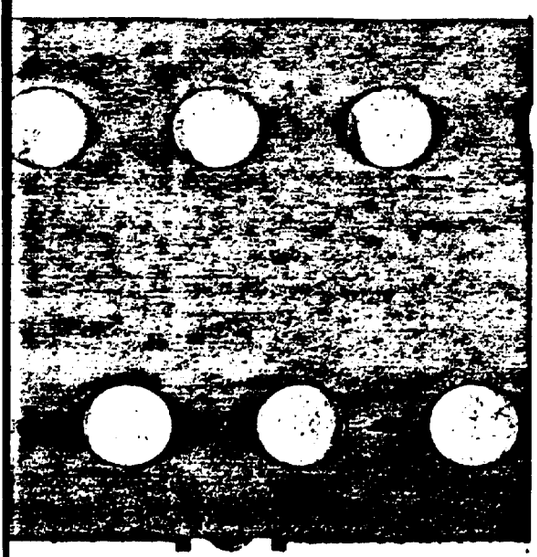
My commission expires March 27, 1999

_____
Notary Public

1379 10/02 0101 03CHECK

471.50





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

RECEIVED OF _____

FOR _____

BOOK 9813 PG 93

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

10/02/95 01 13:49 0001 1379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107151
IDENTIF. # REFERENCE

95 OCT -2 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960171