WARRANTY DEED

File 13439
File Box 9B
(First Title & Escrow Co., Inc.)

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

FOR# 9830:96C

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
REZA EDLAT SOLTANI (NAME)	NEW OWNER (NAME)	Map 104-11-L
2135 Acklen Avenue, Unit 9 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 9
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 24W15305

FOR AND IN 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, MARGARET S. WARNER, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REZA EDLAT SOLTANI, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 9, together with the appurtenant interest in the common elements of Lexington Square Homeowner's Association, Inc., a horizontal property regime established by Master Deed, of record in Book 6523, page 350, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Margaret S. Warner by deed from Peabody Place, Inc., a Tennessee corporation of record in Book 6615, page 548, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and paid by the Seller; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 6523, page 348; (3) Charter of record in Book 6527, page 743; and (4) All matters appearing on the Plan of record in Book 57, page 149, said Register's Office.

John Warner, spouse of Margaret S. Warner, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Margaret S. Warner.

95 OCT 18 AM 11:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0113248

unimproved ( )
This is improved (XX) property, known as 2135 Acklen Avenue, Unit 9, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 10th day of October, 1995.

Margaret S. Warner
MARGARET S. WARNER

John Warner
JOHN WARNER

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9830 PAGE 964

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET S. WARNER AND HUSBAND, JOHN WARNER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 10th day of October, 19 95.

My commission expires 11-28-98 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

7721 10/13 0101 03CHECK 279.10

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 19 95.

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

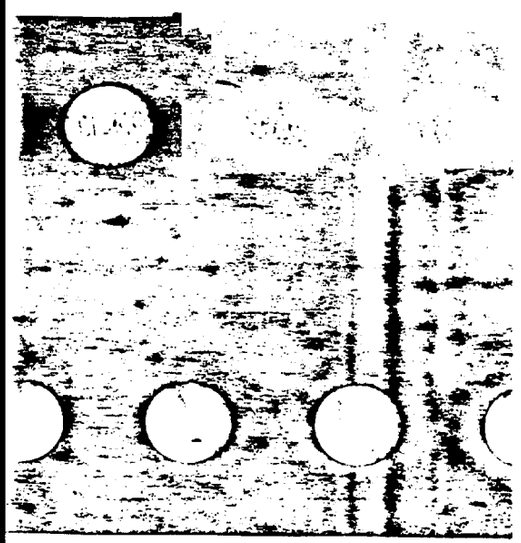
Notary Public

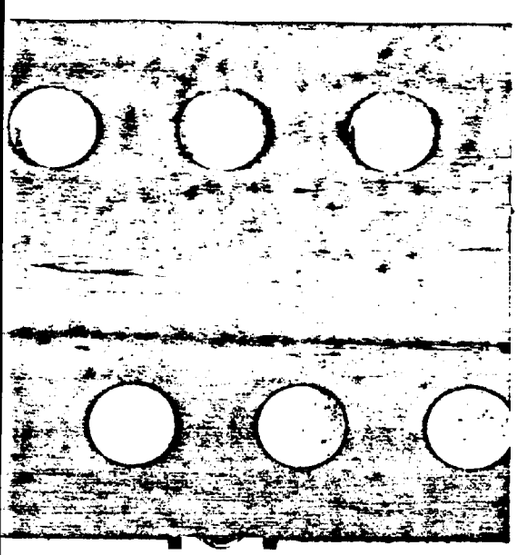
WARRANTY DEED

FROM
MARGARET S. WARNER, MARRIED

TO
REZA EDLAT SOLTANI, MARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9830 PG 963

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

MAMT 73000.00
ERR CO
MAMT 73000.00-
CAMT 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

10/18/95 01 11:08:3001 7921

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011324B
IDENTIFICATION REFERENCE

95 OCT 18 AM 11:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 966641