This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9862 PG 417

ADDRESS NEW OWNER:
Mohsen Sarfehjoo
2516 Nolensville Road
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-5
GROUP
PARCEL 194

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Emily Roberta Norton, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mohsen Sarfehjoo, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

Being the same property conveyed to Emily Roberta Norton by deed from C. Vance Hickerson and wife, Ruby Hickerson of record in Book 4389, page 570, Register's Office for Davidson County, Tennessee.

This is improved property known as 2516 Nolensville Road, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mohsen Sarfehjoo, his heirs and assigns, forever; and Emily Roberta Norton does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JACK D. NORTON, husband of Emily Roberta Norton, joins in this conveyance to transfer any right, title or interest he may have in subject property.

Witness our hands this the 1st day of November, 1995.

Emily Roberta Norton
Emily Roberta Norton

Jack D. Norton
Jack D. Norton

95 NOV 17 AM 9:27
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

11/17/95 03CHECK 568.00

0123938
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Emily Roberta Norton, and husband, Jack D. Norton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 1st day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 5-24-97

Land in the 6th Civil District of Davidson County, Tennessee according to a survey made by Hickerson-Miller Engineers and Surveyors dated January 27, 1959 more particularly described as follows:

Beginning at a point in the northerly margin of Lutie Street, said point being in the westerly margin of an alley at an iron pin; thence south 89° 40' west 158.8 feet to a point; thence in an arc in a northwesterly direction a distance of 20 feet to a point in the easterly margin of Nolensville Road; thence along the easterly margin of Nolensville Road north 26° 30' west 95.2 feet to an iron pin; thence north 89° 40' east 217.5 feet to an iron pin; south 0° 20' east 94.8 feet to the point of beginning.





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9862 PG 420

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 12.00
TOTAL 568.00
CHECK 568.00

11/17/95 01 09:27 0001 9419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0123938
IDENTIF. & REFERENCE

95 NOV 17 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 977972