T.B. Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BK 9919 PG 798

WARRANTY DEED

Name and Address of New Owner:
Iraj Barahimi and wife,
Houri Tahvildari Barahimi
3404 Hobbs Road
Nashville, TN 37215

Send Tax Bills To:
New Owner
3404 Hobbs Road, Nashville,TN 37215

Street Address of Subject Property:
4051, 4053, 4055,4057 & 4059
Nolensville Road
Nashville, TN 37211

Map-Parcel No:
See Below

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **M. J. WILLIAMS AND WIFE, NELLIE J. WILLIAMS,** hereinafter called **"GRANTORS"** have bargained and sold and by these presents, does transfer and convey unto **IRAJ BARAHIMI AND WIFE, HOURI TAHVILDARI BARAHIMI,** hereinafter called **"GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the recorded plan of record in Book 4595, page 111, as amended in Book 7799, page 777, Register's Office for Davidson County, Tennessee.

2. Master Deed and By-Laws for Southern Hills Office Condominiums, as of record in Book 7799, page 752, Register's Office for Davidson County, Tennessee.

3. 1996 taxes, which have been prorated and assumed by Grantees.

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 GRANTOR does covenant with the said GRANTEES that it 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 GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 hands this 15th day of January, 1996. .

M. J. Williams

Nellie J. Williams

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named M. J. Williams and wife, Nellie J. Williams, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of January, 1996.

NOTARY PUBLIC
My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $335,000.00

X H. T. Brack
Affiant

Subscribed and sworn to before me, this the 15 day of January, 1996.

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires

0141522
IDENTIFICATION REFERENCE
95 DEC 17 AM 11:13
DAVIDSON COUNTY, TENN.
REC'D FOR REC'D
1352.50

SCHEDULE A

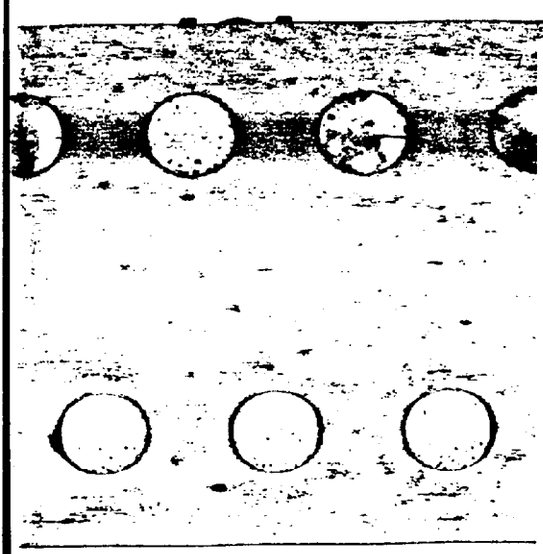
Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4 and 5 as shown on the Plan of Southern Hills Office Condominium as of record in Book 7799, page 752, Register's Office for Davidson County, Tennessee, said plan being appenbded as Exhibit A to the Master Deed for Southern Hills Office Condominium to which plan reference is hereby made for a more complete description. Said Units being more particularly described by the Master Deed for Southern Hills Office Condominium of record in Book 7799, page 777, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to M. J. Williams by Quitclaim deeds from Adoniram, Inc., as of record in Book 9907, page 631, (Unit 1); Book 9907, page 633 (Unit 2); Book 9907, page 635 (Unit 3); Book 9907, page 637 (Unit 4); Book 9907, page 639 (Unit 5), Register's Office for Davidson County, Tennessee.

The property address is as follows:

Unit 1 - 4059 Nolensville Road, Nashville, TN 37211
Unit 2 - 4057 Nolensville Road, Nashville, TN 37211
Unit 3 - 4055 Nolensville Road, Nashville, TN 37211
Unit 4 - 4053 Nolensville Road, Nashville, TN 37211
Unit 5 - 4051 Nolensville Road, Nashville, TN 37211

Map Parcel Nos. as follows:

Unit 1 - 147-03-C-1.00
Unit 2 - 147-03-C-2.00
Unit 3 - 147-03-C-3.00
Unit 4 - 147-03-C-4.00
Unit 5 - 147-03-C-5.00



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

RECEIVED OF _____

FOR _____

BOOK 9919 PG 801

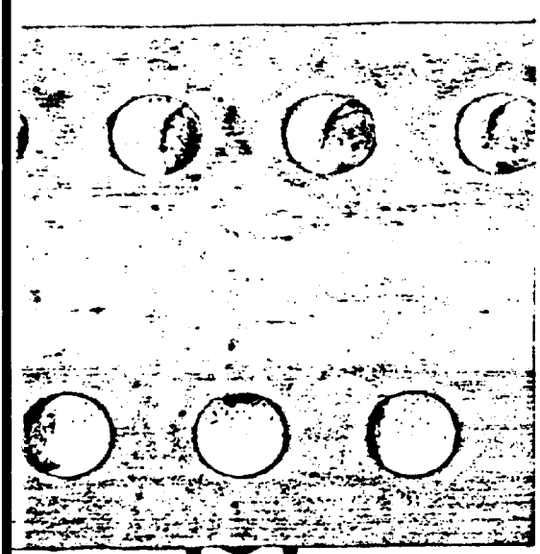
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT
335000.00
CON TX 1239.50
PRFEE 1.00
WDEED 12.00
TOTAL 1252.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1252.50

01/17/95 01 11:14 0001 3470



0141522
IDENTIFICATION REFERENCE

95 JAN 17 AM 11: 13

DAVIDSON COUNTY, TN

No. 996777