WARRANTY DEED

BOOK 9972 PG 11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mukesh D. Bhikha	~~same~~ MUKESH D. BHIKHA	MAP 161-14A
(NAME)	(NAME)	
105 Thrible Springs Court	5108 Village Way	PARCEL 29
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE TN 37211	
(CITY) (STATE) (ZIP)	(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, Gamar Asheghi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mukesh D. Bhikha and wife, Anna Bhikha

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. 29 on the Plan of Phase I of Thrible Springs Estates, of record in Book 6900, page 313, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed Gamar Asheghi by quitclaim deed from Salehzadeh Mohammad by instrument of record in Book 9919, page 208, Register's Office for Davidson County, Tennessee. Property had previously been conveyed to Salehzadeh Mohammad by deed from Barnes Investment Group, Inc. of record in Book 9569, page 952, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.
Restrictive covenants contained in an instrument of record in Book 7231, page 59, Book 8655, page 48, and Book 8776, page 537, Register's Office for Davidson County, TN.
Plan of record in Book 6900, page 313, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property, known as 105 Thrible Springs Court, Nashville, TN 37211
(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 my hand this 1st day of March 19 96

GAMAR ASHEGHI BY
Gamar Asheghi
Mohammad Salehzadeh
ATTORNEY IN FACT.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 1st day of March 19 96.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Salehzadeh Mohammad, with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of Gamar Asheghi and is authorized by Gamar Asheghi to execute this instrument on behalf of Gamar Asheghi.

Witness my hand, at Franklin, Tennessee this 1st day of March, 1996.

Notary Public

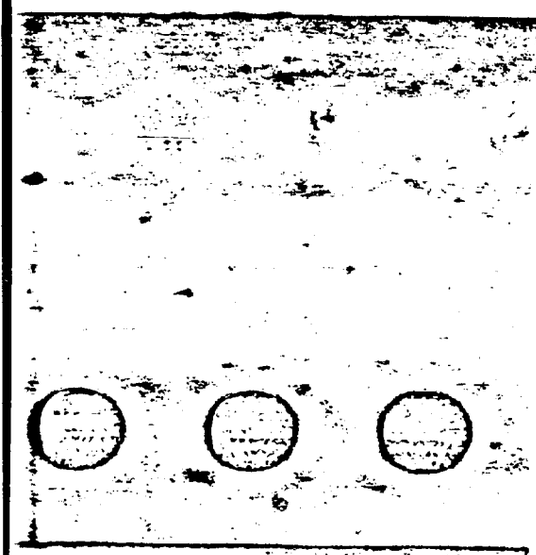
My Commission Expires: 11-30-97

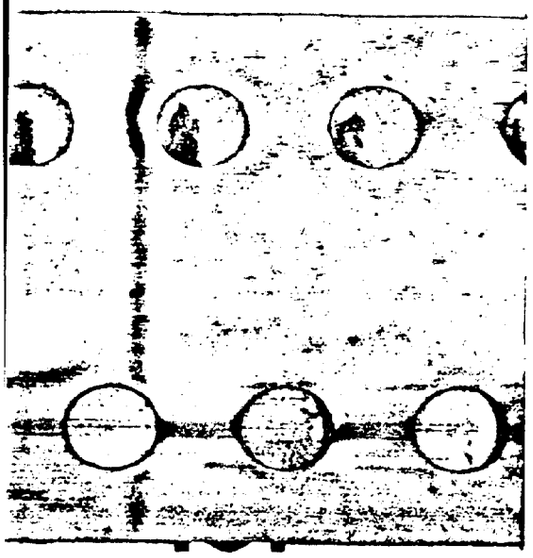
DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

3904 03/07 0101 03CHECK 134.80

96 MAR -7 PM 12:29
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0157794





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

RECEIVED OF _____

FOR _____

BOOK 9972 PG 13

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 34000.00
CON TX 125.30
PRFEE 1.00
WDEED 8.00
TOTAL 134.80
CHECK 134.80

03/07/96 01 12:35 0001 5904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157794
IDENTIF. ↑ REFERENCE

96 MAR -7 PM 12:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1014012