BOOK 9999 PG 959

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF March, 19 96

NOTARY PUBLIC

My Commission expires: July 22nd, 1997

mail

THIS INSTRUMENT PREPARED BY

T. Turner Snodgrass 2300 21st Avenue South Nashville, TN 37212
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mohsen Sarfehjoo	Mohsen Sarfehjoo	63-8-51
(NAME)	(NAME)	
4200 Bayside Lane	4200 Bayside Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Alice Cobbs, unmarried, Ruth E. Clayborne, unmarried, Regina Couch, unmarried, Albert couch and wife Debra Couch and Maude Davis Hill being the wife of Clarence Eugene Hill at the time of his death, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mohsen Sarfehjoo

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being the easterly 100 feet of Lots Nos. 25, 27, 29, 31, 33 and 35 of Block "Y" on the Map of Hadley Bend City of record in Book 421, page 120 Register's Office for said County.

Said parts of said lots front 100 feet on the northerly side of Capitol Street and run back between parallel lines, along the westerly margin of an alley 150 feet to a dead line.

Being the same property conveyed to Alvin C. Hill, as to a Life Estate and Clarence Eugene Hill, as to the Remainder by deed from Alvin C. Hill, unmarried, of record in Book 5974, page 725, said Register's Office. The said Alvin C. Hill having since died.

unimproved ( )
This is improved (X) property, known as 314 Capitol Street, Old Hickory, TN 37138
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 27th day of March, 19 96.

Alice Cobbs 3/15/96
Alice Cobbs

Ruth E. Clayborne 3/15/96
Ruth E. Clayborne

Maude Davis Hill
Maude

Albert Couch
Albert Couch

Regina Couch
Regina Couch

Debra Couch

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alice Cobbs, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 15th day of March 1996.

My Commission Expires:

_____

Notary Public

OFFICIAL SEAL
LEE G. RUSSELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-14-97

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ruth E. Clayborn, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 15th day of March, 1996.

My Commission Expires:

_____

Notary Public

OFFICIAL SEAL
LEE G. RUSSELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-14-97

STATE OF SOUTH CAROLINA)
COUNTY OF Sumter)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Regina Couch, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 22 day of March 1996.

My Commission Expires:

7-8-2003

Annette S. Ross

Notary Public

NOTARY PUBLIC SOUTH CAROLINA ANNETTE S. ROSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Albert Couch, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of March, 1996.

My Commission Expires:

7-25-98

Patricia L. Sorey

Notary Public

PATRICIA L. SOREY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Maude Davis Hill, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 25th day of March, 1996.

My Commission Expires:

7-25-98

Patricia L. Sorey

Notary Public

PATRICIA L. SOREY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Debra Couch, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 27th day of March, 1996.

Commission Expires

July 23, 1996

Patricia L. Seay
Notary Public

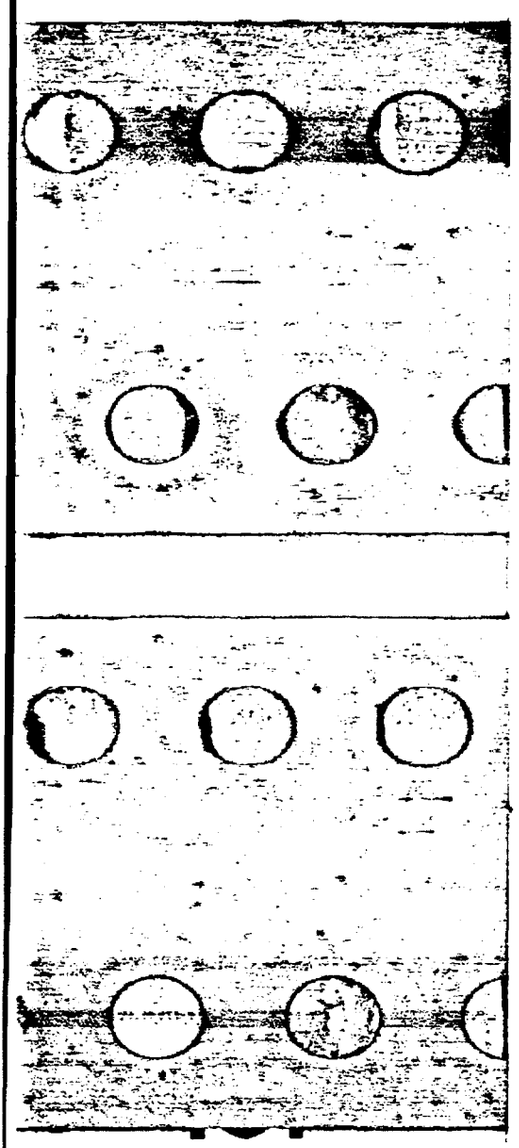
PATRICIA L. SEAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

01166527
IDENTIFICATION REFERENCE

96 APR -2 PM 1:26

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5302 04/02 0101 03CHECK 124.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9999 PG 962

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

04/02/96 01 13:29 0001 5302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166527
IDENTIF. ↑ REFERENCE

96 APR -2 PM 1:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023302