BOOK 10037 PG 185

BOX 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Arthur R. Kinnard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur R. Kinnard	Right Mortgage Company	150-9
(NAME) 2940 Owendale Drive	(NAME) 325 West Main Street, Suite 200	92
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lebanon, TN 37087	20X-5410
(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, Ali Mehramfar and Robbie Toulami

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur R. Kinnard

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. 59 on the Plan of Forest View Park, Section 4, Phase 1 of record in Plat Book 5800, Page 289, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ali Mehramfar and Robrie Toulami by deed of record in Book 8524, Page 891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Ali Mehramfar and Ali Mahramhar being one and the same person.

This instrument is executed on behalf of Robbie Toulami as her Attorney-in-Fact pursuant to recorded power of attorney of record in Book 10037, Page 184, in the Register's Office for Davidson County, Tennessee.

Robbie Toulami and R. Toulami being one and the same person.

unimproved ( )
This is improved (XX) property, known as 2940 Owendale Drive, Antioch, TN 37013
(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 our hands this 30th day of April 1996

Robbie Toulami

By: Ali Mehramfar (att in fact)

Ali Mehramfar

Ali Mehramfar, Attorney-in-fact

DCTN01WC

BOOK 10037 PG 186

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ali Mehramfar ~~and Robbie Toulami~~ JH

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 30th day of April, 1996.

Commission expires October 9, 1999

Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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 DAVIDSON

On this April 30, 1996 before me personally appeared Ali Mehramfar, the person who executed the foregoing instrument on behalf of Robbie Toulami, and acknowledged that he executed the same as the free act and deed of the said Robbie Toulami, through Power of Attorney granted him by the said Robbie Toulami.

Commission Expires: _____

Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

IDENTIF. ↑ REFERENCE

96 MAY -2 PM 2:17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

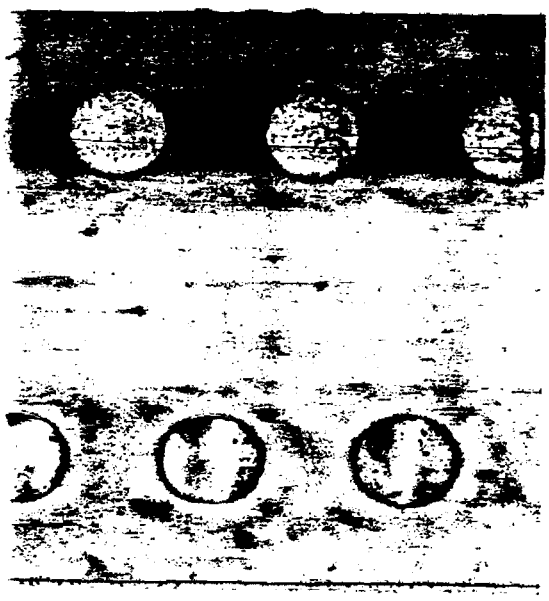
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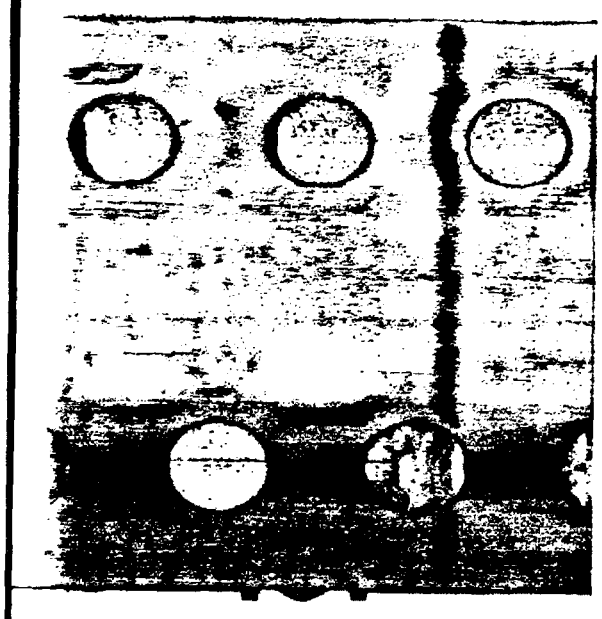
[illegible] 05/02 01:01 03CHECK

358.65

017815

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10037 PG 187

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	94500.00
CON TX	349.65
PRFEE	1.00
WDEED	8.00
TOTAL	358.65
CHECK	358.65

05/02/96 01 14:20 0001 7285

01778 5
IDENT[illegible] REFERENCE

96 MAY -2 PM 2:17
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1035317