File 13859
File Box 9B
(First Title & Escrow Co., Inc.)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10075 PG 536

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BEATRICE C. GUTHRIE (NAME)	NEW OWNER (NAME)	Map 150-00
4425 Westlawn Drive,B-304 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 11
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.2DX02461

FOR AND IN 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, PRIME EQUITY COMPANY, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEATRICE C. GUTHRIE, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Anderson Road at the southeast corner of a tract of land conveyed to John L. Robertson and wife, by deed from W. J. Johnson and wife, of record in Book 1849, page 491, Register's Office for said County; thence along the southern boundary lines of said John L. Robertson tract, westwardly 100 feet to a point; thence northwardly 100 feet to a point; thence eastwardly 100 feet to a point on the westerly margin of said Anderson Road; thence southwardly along the westerly margin of said Anderson Road, 100 feet to the beginning.

Being the same property conveyed to Prime Equity Company, a Tennessee general partnership by deed from Saeed Sassan of record in Book 7537, page 73, and by quitclaim deed from Katayoun Sassan of record in Book 8604, page 547, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 2242, page 235, said Register's Office.

IDENTIF. ↑ REFERENCE

96 JUN -5 PM 12:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9743 06/05 0101 03CHECK 527.00

unimproved ( )
This is improved (XX) property, known as 3292 Anderson Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of May, 19 96

PRIME EQUITY COMPANY, A TENNESSEE GENERAL PARTNERSHIP
By: Farsheed Ferdowsi, partner
FARSHEED FERDOWSI, PARTNER

Aram Ferdowsi, partner
ARAM FERDOWSI, PARTNER

BOOK 10075 PG 537

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ 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, FARSHEED FERDOWSI AND ARAM FERDOWSI

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of PRIME EQUITY COMPANY the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 30th day of May, 19 96

My commission expires 11/20/16 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Beatrice C Guthrie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 1996

MY COMMISSION EXPIRES: 11/20/16 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

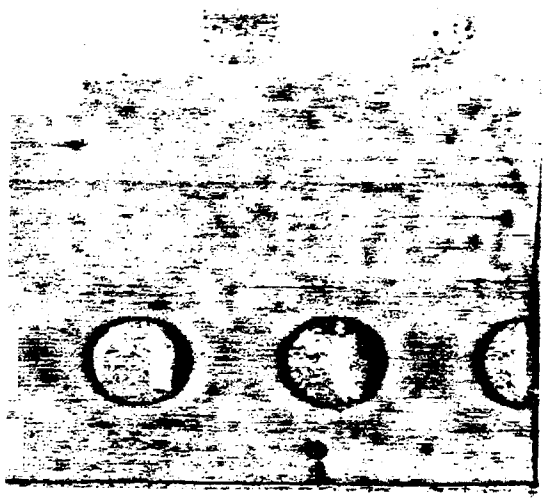
PRIME EQUITY COMPANY, A TENNESSEE GENERAL PARTNERSHIP

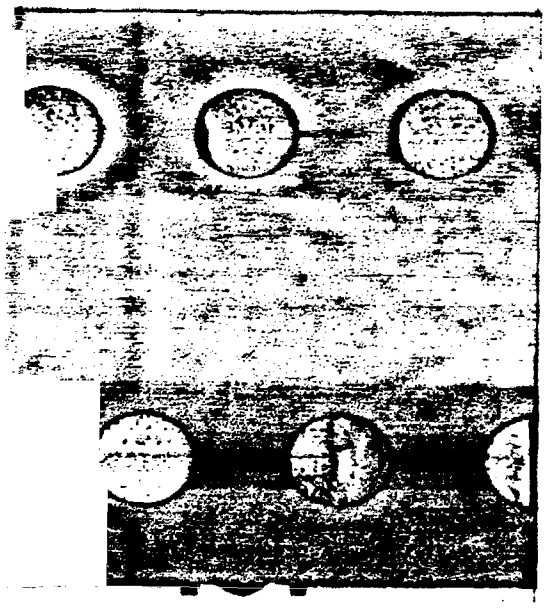
TO

BEATRICE C. GUTHRIE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10075 PG 538

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
140000.00
CON TX 519.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00
06/05/96 01 12:31 0001 9743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01089272
IDENTIF. ↑ REFERENCE

96 JUN -5 PM 12: 29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047606