BOOK 10128 PG 560

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ali Gholizadeh, et ux 114 Cherokee Rd. Hendersonville, TN 37075	Same as New Owner	Map 43-13 Parcel 241 Field Book 11D 48600

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FRED A. SCOTT and wife, BARBARA J. SCOTT, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ALI GHOLIZADEH and wife, PARVIN NOSHAD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
BEING Lot No. 6 of Block "I" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the southerly side of Oak Street and runs back between parallel lines 291 feet to a dead line.

Tract 2:
LAND in Davidson County, Tennessee, being Lot No. 7 of Block "I" on the Map of Forest Park Subdivision, as of record in Book 843, page 44, said Register's Office. Said Lot No. 7 fronts 50 feet on the south side of Oak Street and runs back between parallel lines 291 feet to a dead line.

Tract 3:
LAND in Davidson County, Tennessee, being Lot No. 8 of Block "I" on the Map of Forest Park of record in Book 843, page 44, said Register's Office. Said Lot fronts 50 feet on the south side of Oak Street and runs back between parallel lines, 291 feet to a dead line.

BEING the same property conveyed to Fred A. Scott and wife, Barbara J. Scott, by deed from NationsCredit Corporation of record in Book 9585, page 306, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 120 Hickory St., Madison, TN 37115.

0206131
IDENTIFICATION REFERENCE
96 JUL 23 AM 8:47
REGISTER
DAVIDSON COUNTY

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 18th day of July, 1996.

"GRANTORS"

FRED A. SCOTT

BARBARA J. SCOTT

"GRANTEES"

ALI GHOLIZADEH

PARVIN NOSHAD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED A. SCOTT and wife, BARBARA J. SCOTT, and ALI GHOLIZADEH and wife, PARVIN NOSHAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of July, 1996.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

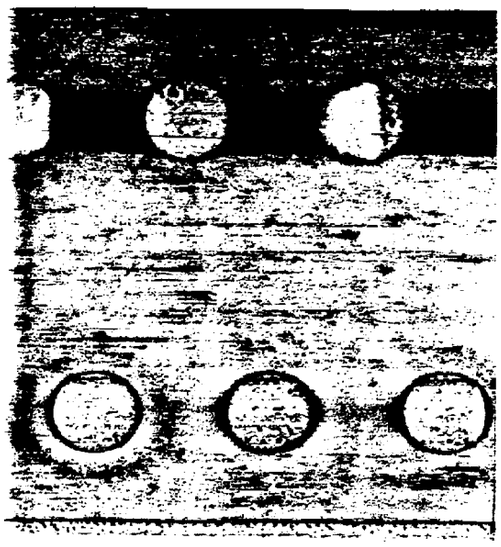
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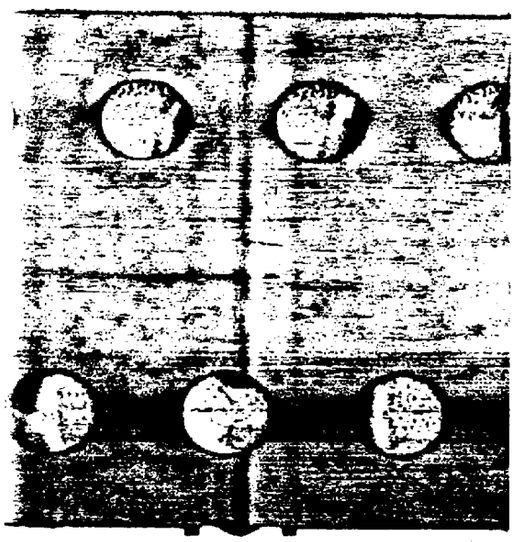
Sworn to and subscribed before me, this the 18th day of July, 1996.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

96122 07/23 0101 03CHECK 527.00





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

RECEIVED OF _____

FOR _____

BOOK 10128 PG 562

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 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

07/23/96 01 08:55 0001 8012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206131
IDENTIF. # REFERENCE

96 JUL 23 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065646