BOOK 10144 PG 957

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96
Notary Public
MY COMMISSION EXPIRES: November 4, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REZA E. SOLTANI (NAME)	SAME (NAME)	104-4-100
6690 CLEARBROOK DRIVE (ADDRESS)	(ADDRESS)	10W-06420
NASHVILLE, TN 37205 (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, PATRICIA ANN SHEARON, A/K/A PATRICIA A. SHEARON, NOW KNOWN AS PATRICIA A. ROSS AND HUSBAND, KELLY M. ROSS AND I. DYKE TATUM AND WIFE, JANET W. TATUM HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REZA E. SOLTANI AND ARASHMIDOS SANATI

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. 5 on the Plan of W. R. BROWN'S SUBDIVISION OF THE WEST PART OF LOT NO. 17 OF O. B. HAYES' PLAN OF LARGE LOTS, of record in Book 332, page 37, Register's Office for DAVIDSON County, Tennessee.

SAID Lot No. 5 fronts 50 feet on the easterly margin of Lamar Street, now known as 18th Avenue South, and extends back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to DAVID M. SHEARON AND WIFE, PATRICIA SHEARON AND I. DYKE TATUM AND WIFE, JANET W. TATUM, by Quitclaim Deed from Louise Tynes, Trustee, of record in Book 6725, page 957, Register's Office for DAVIDSON County, Tennessee. The said DAVID M. SHEARON AND PATRICIA SHEARON, have since divorced. DAVID M. SHEARON conveyed his interest unto PATRICIA ANN SHEARON, now known as PATRICIA A. ROSS, by Quitclaim Deed of record in Book 8246, page 265, Register's Office for DAVIDSON County, Tennessee.

KELLY M. ROSS, husband of PATRICIA A. ROSS, joins in to convey any interest he may have by reason of his marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1104 18TH AVENUE SOUTH, NASHVILLE, TN 37212
(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 hand s this 31st day of July 19 96

Patricia Ann Shearon
PATRICIA ANN SHEARON

I. DYKE TATUM

Kelly M. Ross
KELLY M. ROSS

Janet W. Tatum
JANET W. TATUM

BOOK 10144 PG 988

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 PATRICIA A. ROSS AND HUSBAND, KELLY M. ROSS AND I. DYKE TATUM AND WIFE, JANET W. TATUM

the bargainor S 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 and official seal at NASHVILLE, Tennessee, this 21st day of July, 19 96.

Commission expires December 27, 1999

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

***** CONTINUED**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

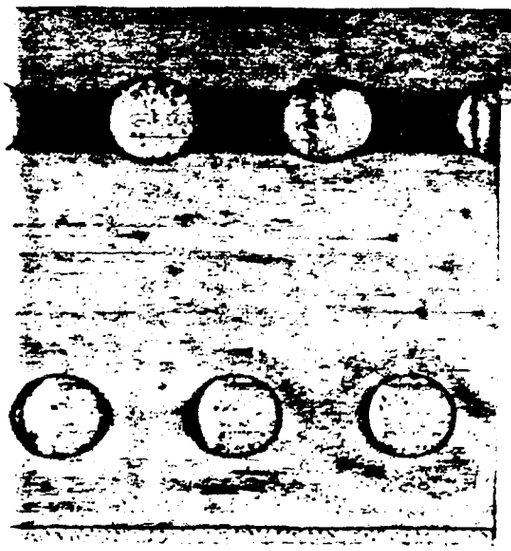
21087

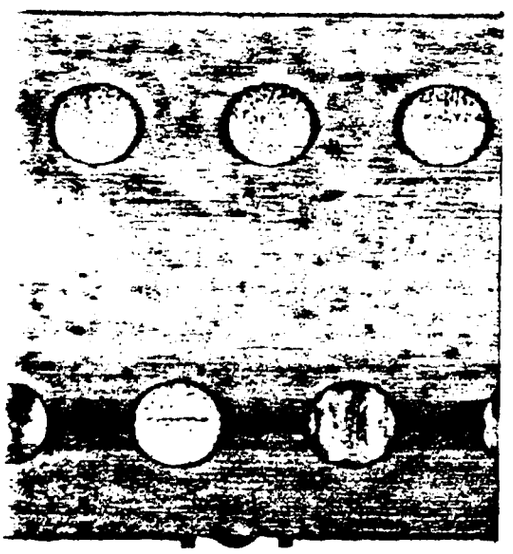
96 AUG -5 AM 10:04

REGISTER
DAVIDSON COUNTY, TN.

2999 08/05 0101 03CHECK

415.00





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

RECEIVED OF _____

FOR _____

BOOK 10144 PG 989

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
380000.00
MOR TX 1406.00
PRFEE 1.00
VOID
MOR TX 1406.00-
CON TX 1406.00
WDEED 8.00
TOTAL 1415.00
CHECK 1415.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/05/96 01 10:11 0001 2999

0210787
IDENTIF. # REFERENCE

96 AUG -5 AM 10:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1070572