160

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mohammad Sarmadi 5805 Fireside Drive Brentwood, TN 37027	NEW OWNER	Map 157-08-0A Parcel 032.00Co

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10165 PG 753

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford (The "Grantor") with full power to convey, hypothecate or encumber without the consent or joinder of any beneficiary, has bargained and sold, and by these presents does transfer and convey unto Mohammad Sarmadi (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot 32 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property conveyed to Susan H. Thetford, as Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford by Quitclaim Deed from Sallie R. Hicks, George T. Hicks, Jr., Susan H. Thetford, Catherine H. Obolensky, and Judy H. Ison, as Co-Trustees of the George T. Hicks Family Trust of record in Book 9557, Page 216, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as Lot 32 Middleton Subdivision, Nashville, Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me this 20th day of August, 1996.

Notary Public

My Commission Expires 10-12-99

E. SPRY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of August, 1996.

SALLIE R. HICKS EDUCATIONAL TRUST FOR SALLIE HICKS THETFORD

By: Susan H. Thetford Trustee
Susan H. Thetford, Trustee

STATE OF TENNESSEE}
PARISH OF DAVIDSON}

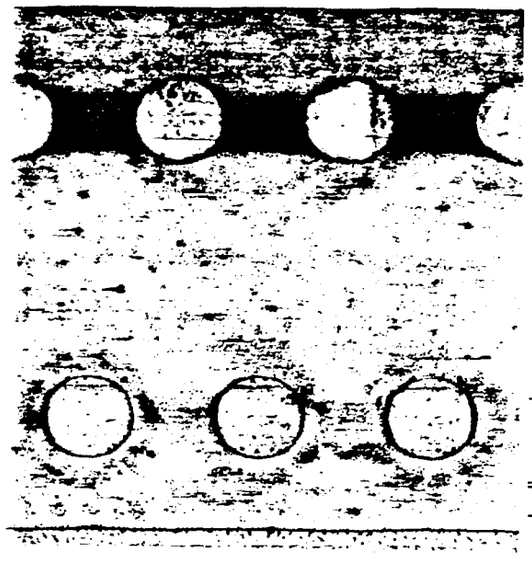
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan H. Thetford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford, the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

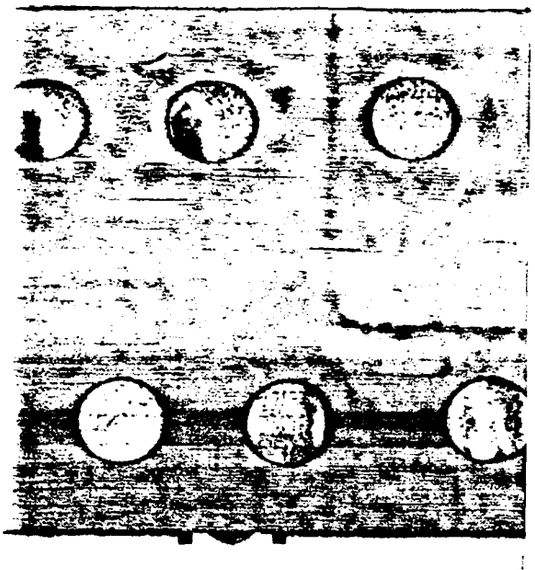
WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 10-12-99

0217514
IDENTIFICATION/REFERENCE
96 AUG 23 AM 10:55
REGISTER
DAVIDSON COUNTY, TN.
0186 08/23 0101 03CHECK 342.00





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

RECEIVED OF _____

FOR _____

BOOK 10165 PG 755

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 342.00
				CHECK 342.00
			08/23/96 01	11:00 0001 0186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02175 14
IDENTIF. & REFERENCE

96 AUG 23 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023239