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 AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 10193 PG 520

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,395.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 96

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
Tech-Wood Builders, Inc.	Tech-Wood Builders, Inc.	64-12C
(NAME)	(NAME)	
9475 Chesapeak Dr.	9475 Chesapeake Dr.	200
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, Mahtab Ghafoorian Kia and Mahmood Ghafoorian Kia and Zahra Parsa Ghafoorian Kia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tech-Wood Builders, Inc.

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 Building Envelopes 200 on the Plan of Lexington, Phase one, a Planned Unit of record in Plat Book 6250, Pages 340 and 341, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ahmad GhafoorianKia by deed of record in Book 8061 Page 968. The said Ahmad GhafoorianKia having since died leaving as his sole heirs Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia and Mahtab Ghafoorian Kia. Reference Davidson County Probate # 95P 789.

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

This instrument is executed on behalf of Zahra Parsa GhafoorianKia, Mahmood Ghafoorian Kia, and Mahtab Ghafoorian Kia by Mohammad Haj Jaafar, s/o Hossein as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9731, Page 268, Book 9731, Page 270, and Book 9731, Page 272, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 200 Lexington Way, Hermitage, Tn 37076
(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 13th day of September, 1996

Mahtab Ghafoorian Kia Mahtab Ghafoorian Kia

By: Mohammad Hajjafar

Mohammad Haj Jaafar, Attorney-in-fact

Mahmood Ghafoorian Kia Mahmood Ghafoorian Kia

By: Mohammad Hajjafar

Mohammad Haj Jaafar, Attorney-in-fact

Zahra Parsa Ghafoorian Kia

By Mohammad Hajjafar ATI in fact

Zahra Parsa Ghafoorian Kia

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10193 PG 521

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mahtab Ghafoorian Kia and Mahmood Ghafoorian Kia and Zahra Parsa Ghafoorian Kia

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 Antioch, Tennessee, this 13th day of September 19 96.

Commission expires October 9, 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

STATE OF Tennessee
COUNTY OF Davidson

On this September 13, 1996 before me personally appeared Mohammad Haj Jaafar, the person who executed the foregoing instrument on behalf of Mahtab Ghafoorian Kia, Mahmood Ghafoorian Kia, and Zahra Parsa Ghafoorian Kia, and acknowledged that he executed the same as the free act and deed of the said Mahtab Ghafoorian Kia, Mahmood Ghafoorian Kia, and Zahra Parsa Ghafoorian Kia, through Power of Attorney granted him by the said Mahtab Ghafoorian Kia, Mahmood Ghafoorian Kia, and Zahra Parsa Ghafoorian kia.

Commission Expires: 10/9/99

Notary Public: Lori Holloway

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

0226183

IDENTIFICATION REFERENCE

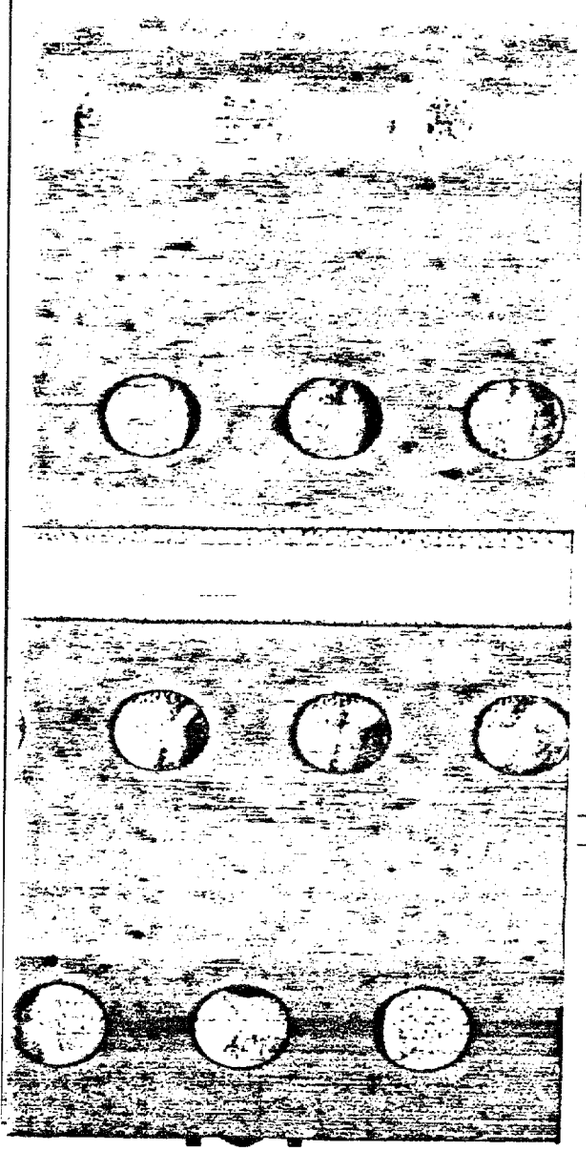
96 SEP 17 AM 10:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2435 09/17/96 10:04 CHECK

65.97

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10193 PG 522

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	15395.04
CON TX	56.97
PRFEE	1.00
MISC	8.00
TOTAL	65.97
CHECK	65.97

09/17/96 01 10:47 0001 9465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226183
IDENTIF. ↑ REFERENCE

96 SEP 17 AM 10:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031903