BOOK 10204 PG 92

02296 15

IDENT. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 SEP 25 AM 11:25

DAVIDSON CO. TN. REGISTER

W & I Ref: (jb) Title No: 38197
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kimberly Ann Hedges 412 Alden Court Nashville, Tennessee 37209	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 103-6-247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bellazreq Karroubi and spouse, Abigail H. Karroubi,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly Ann Hedges, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision Reserved Parcel "A", Brookside Courts Addition No. 2, of record in Book 5210, page 190, Register's Office for said County.

SAID Lot No. 2 fronts 72.54 feet on the broken northwesterly margin of Alden Courts and extends back 71.39 feet on the easterly line and 166.24 feet on the southwesterly line to a dead line in the rear, measuring 170.46 feet thereon.

BEING the same property conveyed to Bellazreq Karroubi and wife, Abigal H. Karroubi by deed from Richard Michael Riebeling and wife, Kyle Haley Riebeling of record in Book 7146, page 597, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Bellazreq Karroubi and Abigail H. Karroubiby Franklin Hamilton Hazlehurst as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 412 Alden Court, Nashville, Tennessee 37209

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of September, 1996.

Bellazrq Karroubi, By: Franklin Hamilton Hazlehurst, Atty-In-Fact

Abigail H. Karroubi, By: Franklin Hamilton Hazlehurst, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145900.00

Affiant

Sworn and subscribed before me on the 25th day of September, 1996.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

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 **Franklin Hamilton Hazlehurst**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Bellazreq Karroubi and Abigail H. Karroubi**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of September, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Bellazreq Karroubi and Abigail H. Karroubi

TO: Kimberly Ann Hedges

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Franklin Hamilton Hazlehurst, Affiant

Sworn to and subscribed before me this

25th day of September, 1996.

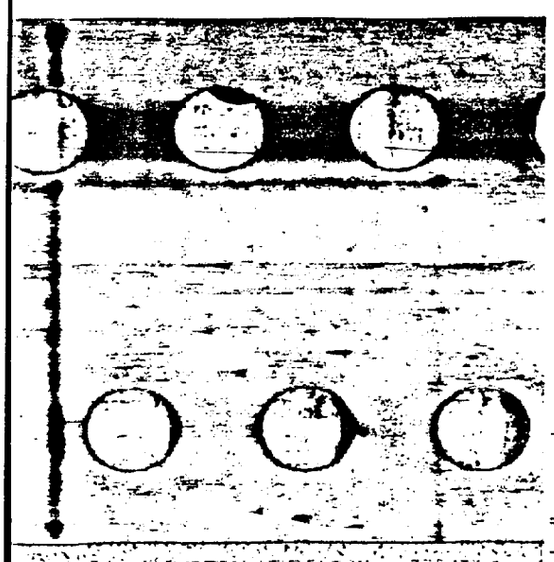
Notary Public

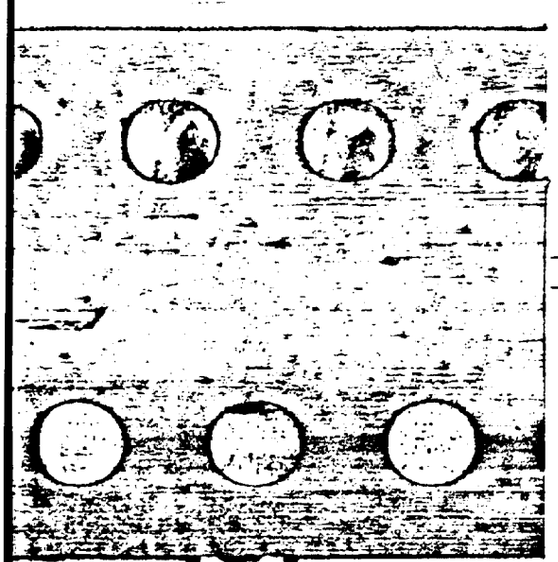
My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

3123 09/26 0101 03CHECK 552.83





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

RECEIVED OF _____

FOR _____

BOOK 10204 PG 95

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	
				145900.00
			CON TX	539.83
			PRFEE	1.00
			WDEED	12.00
			TOTAL	552.83
			CHECK	552.83
09/26/96	01		11:27 0001	3123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0229615
IDENTIFICATION REFERENCE

96 SEP 26 AM 11:25
REGISTER
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 1035521