WARRANTY DEED

BOOK 10209 PG 532

File No: 00280917

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Riad E. Messiha	NationsBanc Mortgage Corp.	Map 90-12
[NAME]	[NAME]	
4015 Estes Road	2509 North Lake Parkway	Parcel 97
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37215	Tucker, GA 30084	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Fereidoon Davachi and wife, Ashraf Jallilnezhad

have this day bargained and sold, and do hereby transfer and convey unto the said Riad E. Messiha and wife, Joyce A. Messiha

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 115,000.00

Subscribed and sworn to before me, this the 30TH day of SEPTEMBER, 19 96

Riad E. Messiha
Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Linda V. Jones
Notary Public

unimproved ( )
This is improved (X) property known as 6415 Edsel Drive, Nashville, TN 37209
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30TH day of SEPTEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fereidoon Davachi
Fereidoon Davachi

Ashraf Jallilnezhad
Ashraf Jallilnezhad

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Fereidoon Davachi and wife, Ashraf Jallilnezhad

the within named 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 Williamson COUNTY, Tennessee, this 30TH day of SEPTEMBER, 19 96.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 241 on the plan of Charlotte Park, Section IV, of record in Book 2663, page 71, Register's Office for said County.

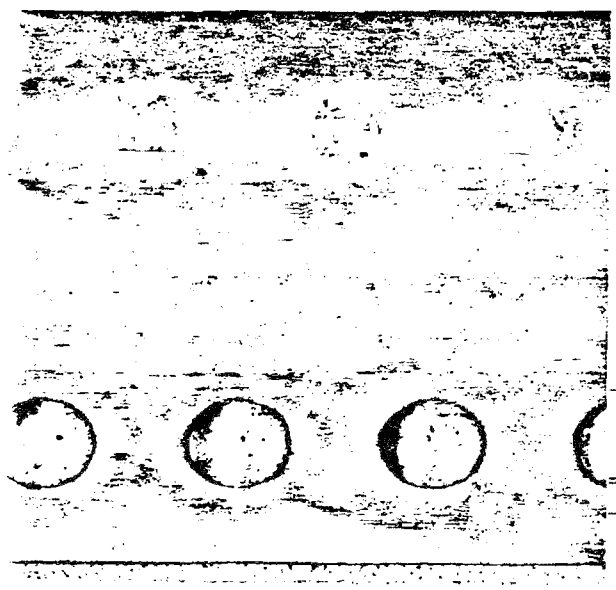
Said Lot No. 241, which is a corner lot, fronts 105.0 feet on the southerly margin of Edsel Drive and fronts 84.5 feet on the easterly margin of Henry Ford Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 109.6 feet on the easterly line and 129.0 feet on the southerly line to a point of intersection.

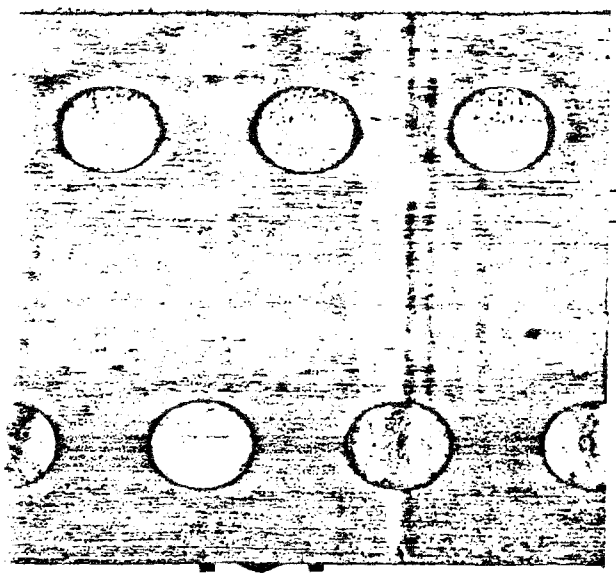
Being the same property conveyed to Fereidoon Davachi by deed from John P. Cunningham and wife, Doris R. Cunningham, of record in Book 6880, page 612, Register's Office for Davidson County, Tennessee.

0231386
IDENTIFICATION REFERENCE

93 OCT -1 AM 11:45

4992 10/01 0101 03CHECK 43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10200 PG 535

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

	AMT
	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	12.00
TOTAL	438.50
CHECK	438.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4992

0231386
IDENTIF. A REFERENCE

'95 OCT -1 A 11:45

REGISTER
DAVIDSON COUNTY, TN.

Nº 1072082

No. [redacted]