WARRANTY DEED

BOOK 10213 PG 843

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fariborz Akbari (NAME)	James O. Oatsvall (NAME)	91-14-104
5514 Charlotte Avenue (ADDRESS)	6010 Bender's Ferry Road (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (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, James O. Oatsvall and wife, Jean Oatsvall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fariborz Akbari

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:

SEE ATTACHED EXHIBIT A

02324260
IDENTIFICATION REFERENCE

96 OCT -3 AM 10:03
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5514 Charlotte Avenue, Nashville, TN 37209
(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 2nd day of August 19 96

James O. Oatsvall

Jean Oatsvall

BOOK 10213 PG 844

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 James O. Oatsvall and wife, Jean Oatsvall

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 2nd day of August, 19 96.

Commission expires May 30, 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

BOOK 10213 PG 845

EXHIBIT A

Land in Davidson County, Tennessee, to-wit:

A tract a land in the 8th, formerly the 12th Civil District of said County, described according to a survey by George W. Watkins, Surveyor, March 2, 1956, as follows:

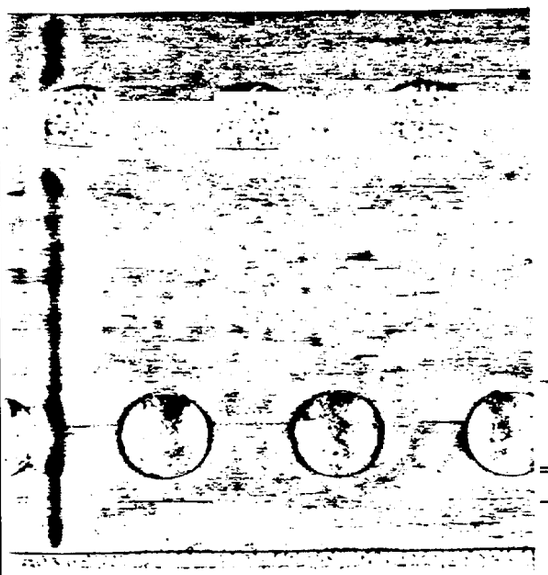
Beginning on the northerly margin of Charlotte Pike, at the southwest corner of the property conveyed to Decil Collins by deed from Nora Woods, of record in Book 1764, page 41, Register's Office for said County; thence with Collins' westerly line, north 20 degress 15' west 125 feet; thence south 69 degrees 30' west 69.4 feet; thence south 6 degrees 50' east 128.2 feet to the northerly margin of Charlotte Pike; thence with said Pike eastwardly 100 feet to the beginning.

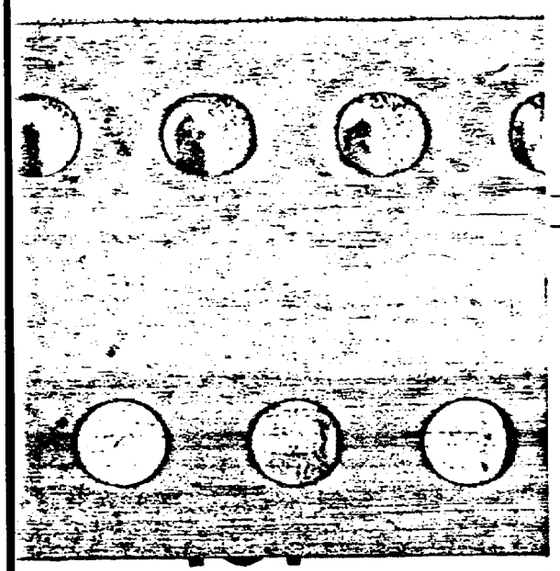
Being the same property conveyed to James O. Oatsvall and wife, Jean Y Oatsvall by QuitClaim Deed from Michael W. Oatsvall and wife, Margaret E. Oatsvall of record in Book 8921, Page 950 Register's Office for Davidson County, Tennessee.

Subject to Taxes resulting from supplemental revised or corrected assessments under Tennessee Code annotated Section 67-5-603 et seq.

Subject to a Deed of Trust executed by James O. Oatsvall and wife, Jean Y. Oatsvall to David Major, Trustee, of record in Book 8962, Page 528, Register's Office for Davidson County, Tennessee to secure to First Bank and Trust the payment of one note dated May 24, 1993 in the original principal amount of $39,094.25.

5073 10/03 0101 03CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10213 PG 846

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 150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 568.00
				CHECK 568.00
10/03/96		01		10:07 0001 6073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232426
IDENTIF. & REFERENCE

96 OCT -3 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073148

No. [redacted]