Box 37
LL

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sabrina Shoulders, Parviz Youssefi and Deanne Youssefi 3045 Brantley Dr. Antioch, TN 37013	Tax Map-Parcel 83-14-185	Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (apc) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, H.G. HILL REALTY COMPANY, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to SABRINA SHOULDERS, PARVIZ YOUSSEFI AND DEANNE YOUSSEFI (collectively, the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 1628 Fatherland Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

Parviz Youssefi
Affiant

Subscribed and sworn to before me this 12 day of December, 1996

Ann Polk Cayce
Notary Public
My Commission Expires: 11-28-98

0387437.01
039560-027 12/09/96

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IN WITNESS WHEREOF, the Grantor has executed this Deed this 12th day of December, 1996.

H.G. HILL REALTY COMPANY

By: John B. Hardcastle

Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Pelda Cargile, Notary Public, John B. Hardcastle, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of H.G. Hill Realty Company, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 12th day of December, 1996.

Ann Pelda Cargile
Notary Public

My Commission Expires: 11-28-98

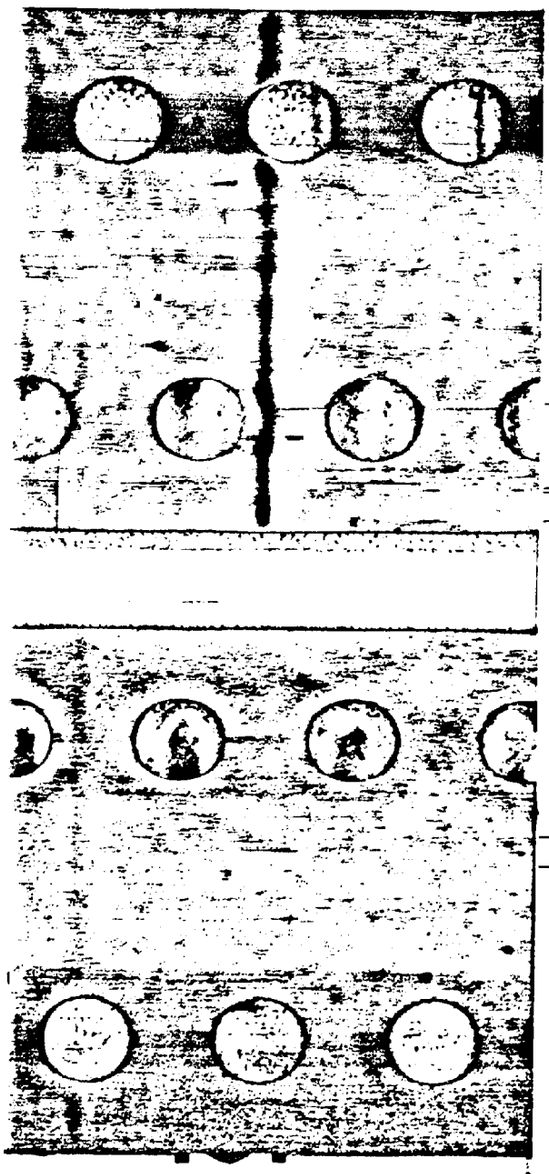
EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 86 as shown on the Plan of A.V.S. Lindsley's Subdivision of the Chadwell Tract, of record in Chancery Court Plan Book 2, page 24, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to H.G. Hill Realty Company, a Corporation, by deed from H.G. Hill Company of record in Book 752, page 528, said Register's Office.

0255384
IDENTIFICATION REFERENCE
96 DEC 12 01 4:08
DAVIDSON COUNTY, TN. REGISTER
5172 12/12 0101 03CHECK 114.75



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

RECEIVED OF _____

FOR _____

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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 27500.00
				CON TX 101.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 114.75
				CHECK 114.75
			12/12/96 01	16:09 0001 5172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255384
IDENTIF. # REFERENCE

96 DEC 12 PM 4:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1097795