This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10315 PG 451

ADDRESS NEW OWNER:
Hassan M. Eslami
1248 Mary Helen Drive
Nashville, TN 37220

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-7
PARCEL 25 & 26
15W-0550
15W-0555

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sallie G. Statham and husband, Charles J. Statham hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hassan M. Eslami, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I - 1291 Fourth Avenue S.
BEING the south part of Lot No. 62, on the Plan of Humphrey, Houston and Martin's Addition, of record in Plat Book 36, Page 117, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said lot fronts 38 feet on the west side of 4th Avenue South and runs back between lines 170 feet, more or less, on the north line and 185 feet on the south line along the north margin of an alley to another alley in the rear on whch it measures 30 feet.

BEING the same property conveyed to Sallie G. Statham and husband, Charles J. Statham by deed from Sallie Harlow Statham (formerly Sallie Harlow Rollins), of record in Book 2690, Page 1, Register's Office for Davidson County, Tennessee.

TRACT II - 1289 Fourth Avenue S.
BEING part of Lot No. 62, on the Plan of Humphrey, Houston and Martin's Addition, of record in Plat Book 36, Page 117, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 4th Avenue South at a point 38 feet northerly from the north margin of a 15 foot alley; running thence northerly along the westerly margin of 4th Avenue S., 38 feet to a point, the southeast corner of Lot No. 63 in said Addition; thence westerly along the dividing line between Lots Nos. 62 & 63, 141 feet, more or less, to an alley; thence southwardly with the east margin of said alley, 30 feet to the former Catherine Johnson's northwest corner; thence east with former Catherine Johnson's line to the beginning.

BEING the same property conveyed to Sally Harlow Statham by deed from Harrington Harlow, a widower, of record in Book 4994, Page 586, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deeds of record.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

Sally Harlow Statham and Sallie G. Statham is one and the same person.

This is unimproved property known as 1289/1291 Fourth Avenue S., Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hassan M. Eslami, his heirs and assigns, forever; and we, Sallie G. Statham and husband, Charles J. Statham do covenant with the said Grantee that we are lawfully

seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 8th day of January, 1997.

Sallie G. Statham

Charles J. Statham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sallie G. Statham and husband, Charles J. Statham the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

AFFIANT

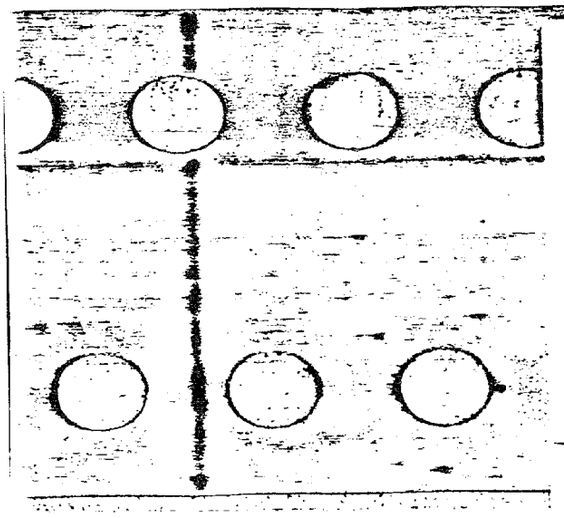
Subscribed and sworn to before me this 8th day of January, 1997.

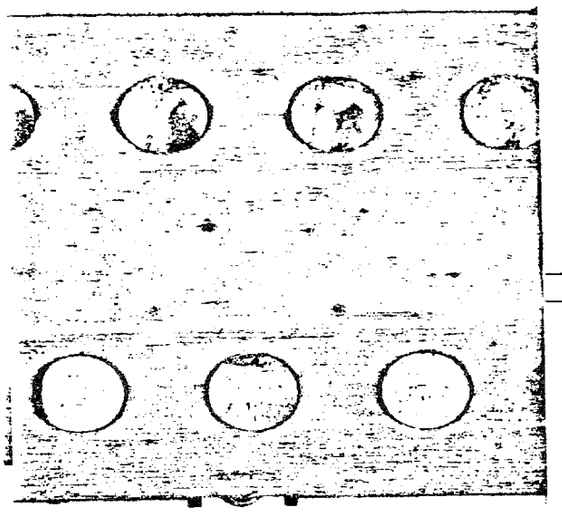
NOTARY PUBLIC
My Commission Expires: 3/22/97

112627900
IDENTIFICATION REFERENCE

97 JAN -9 AM 9:31
DAVIDSON COUNTY, TN.

3347 01/09 0101 03CHECK 101.50





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

RECEIVED OF _____

FOR _____

BOOK 10315 PG 453

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	~~25000.00~~
			CON TX	92.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	101.50
			CHECK	101.50
01/09/97	01	09:30	0001	3347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262790
IDENTIF. & REFERENCE

97 JAN -9 AM 9:31

REGISTER
DAVIDSON COUNTY, TN.

No. 1105874