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

BOOK 10348 PG 613

W & I Ref: (cmw) Title No: 38526
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Siroos Yazdian 808 Harpeth Trace Place Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 161-08-51 05DU 38701

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 155670.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mildred Paunee Pleming Thompson, Randall L. Thompson and Sharon Sue Thompson Crowell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Siroos Yazdian, 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. 95 on the Plan of Southwood of record in Plat Book 2663, Pages 125 & 126, Register's Office for said County.

SAID Lot No. 95 which is a corner lot, fronts 165.02 feet on the southerly margin of Brewer Drive and fronts 150 feet on the easterly margin of Nolensville Road, said frontages being joined by a curve having a length of 39.25 feet, and extends back 160.92 feet on the easterly line and 125.13 feet on the southerly line, to a point of intersection.

BEING the same property conveyed to W.B. Thompson by deed from Jesse Robert Bagwell and wife, Deneen M. Bagwell of record in Book 3905, Page 792, Register's Office for said County. The said W.B. Thompson has since died, and the will of the said W.B. Thompson, also known as William Bowers Thompson of record in Will Book 118, Page 471, Probate Court Clerk's Office having devised his interest in the subject property to ". . . my wife Mildred Paunee Pleming Thompson and when she is through with them to my only two children Randall L. Thompson and Sharon Sue Thompson."

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

The property herein conveyed is subject to restrictive covenants of record in Book 2904 Page 51, as amended in Book 9794, Page 582, Book 9794, Page 607, Book 9794, Page 612, and Book 9794, Page 617 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 399 Brewer Drive, Nashville, TN 37211

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 10th day of February, 1997.

Mildred Paunee Pleming Thompson
Mildred Paunee Pleming Thompson

Randall L. Thompson
Randall L. Thompson

Sharon Sue Thompson Crowell
Sharon Sue Thompson Crowell

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State of Tennessee
County of Davidson

On this 10th day of February, 1997, before me the undersigned authority, personally appeared **Mildred Paunee Pleming Thompson, Randall L. Thompson and Sharon Sue Thompson Crowell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155670.00

Affiant

Sworn and subscribed before me on the 10th day of February, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

Notary Public

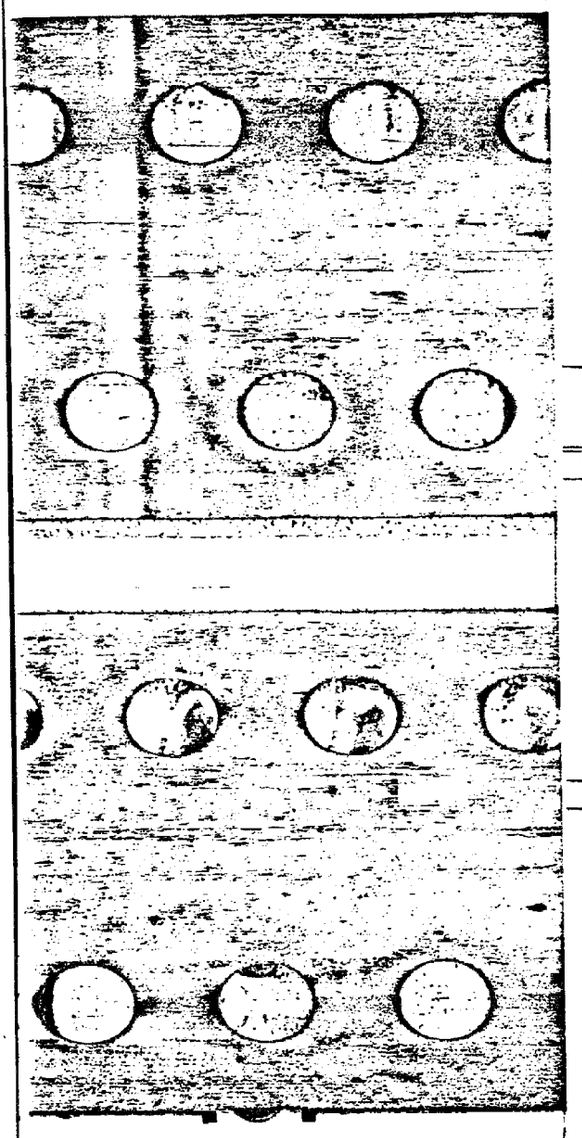
0272743

IDENTIFICATION REFERENCE

97 FEB 13 AM 9:37

REGISTER DAVIDSON COUNTY, TN.

0028 02/13 0101 03CHECK 584.98



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

RECEIVED OF _____

FOR _____

BOOK 10348 PG 615

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 155670.00
CON TX 575.98
PRFEE 1.00
WDEED 8.00
TOTAL 584.98
CHECK 584.98

02/13/97 01 09:38 0001 6026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272743
IDENTIF. REFERENCE

97 FEB 13 AM 9:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1116496