STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 41,500.00

Lee A. Ellard
Affiant

Sworn to and Subscribed before me on this the 11th Day of April, 1997.

Dotty Driver
NOTARY PUBLIC
My Commission Expires: 10/24/98

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BOOK 10416 PG 484

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Lee A. Ellard and Cindy Ellard	Same	16041-0-B-01.00
1029 Aldersgate Rd		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fariborz Ferdowsi, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Lee A. Ellard and wife, Cindy Ellard, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Lot No. 15 on the Plan of Stone Box Creek, of record in Plat Book 6900, page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Fariborz Ferdowsi by Quitclaim Deed of record in Book 10416, Page 482, Register's Office for Davidson County, Tennessee.

Lila Ferdowsi, wife of Fariborz Ferdowsi joins in this instrument to convey whatever interest she may have by virtue of her marriage to Fariborz Ferdowsi.

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, his heirs and assigns, forever; and I do covenant with the said

the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as follows: BOOK 10416 PG 485

A. Right-of-Way Easement of record in Book 971, Page 378, Register's Office of Davidson County, Tennessee.
B. Sewer Easement of record in Book 4952, Page 178 and Book 4952, page 185, Register's Office for said County.
C. Restrictive covenants of record in Book 7022, Page 556, Book 7267, page 329, and Book 9163, Page 85, Register's Office said County.
D. Easements and Setback lines and other matters as set out per Plat Book 6900, Page 103, as corrected by Surveyor's Certificate of Correction in Book 7048, Page 81, Register's Office for said County.
E. 1997 Property Taxes, which have been prorated and will be paid by the Grantee in full when due.

And I do further covenant and bind myself, my heirs and assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of April, 1997.

FARIBORZ FERDOWSI

L. Ferdowsi
LILA FERDOWSI

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, Laura B. Rose, a Notary Public in and for said County and State, the within named FARIBORZ FERDOWSI and LILA FERDOWSI, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 10th day of April, 1997.

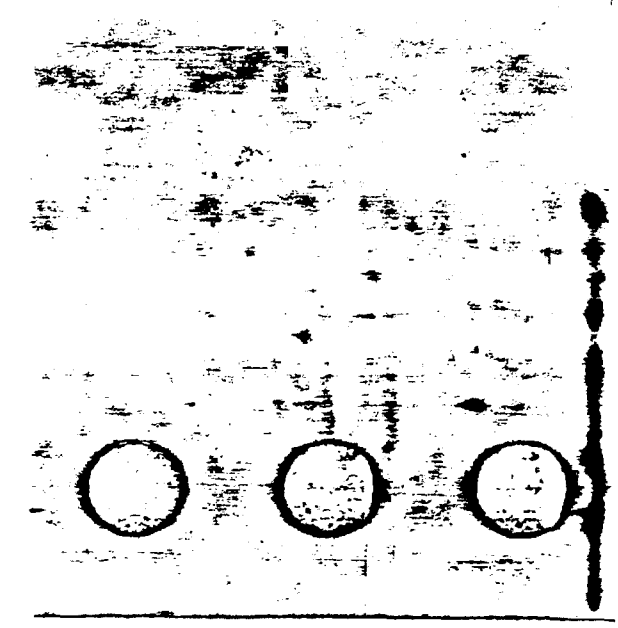
Laura B. Rose
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 6-26-98

0294304
IDENTIF. & REFERENCE
MAIL ENV.
97 APR 15 AM 8:26
PELIA ANDERSON REGISTER
DAVIDSON COUNTY, TN.

0341 04/15 0101 03CHECK 162.55



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

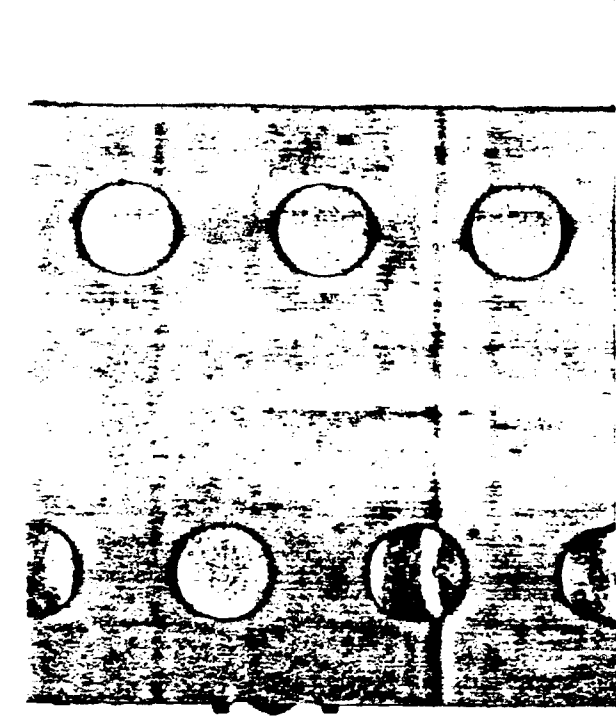
BOOK 10416 PG 486

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 41500.00
CON TX 153.55
PRFEE 1.00
WDEED 8.00
TOTAL 162.55
CHECK 162.55

04/15/97 01 08:30 0001 9341



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294304
IDENTIF. ↑ REFERENCE

97 APR 15 AM 8:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1140328