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

File Box 24

ADDRESS NEW OWNER:
Soghra Karshenas
P. O. Box 111612
Nashville TN 37222

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 92-7
PARCEL 253
11W-06570

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, I, P. K. Najafabadi, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Soghra Karshenas, unmarried, 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:

> BEING Lots Nos. 1 and 2, on the Subdivision Plan of Lots Nos. 8, 9 and 10 of Boyd McNairy Tract, of record in Plat Book 21, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to P. K. Najafabadi, by deed from John C. McLemore, Trustee in Bankruptcy on behalf of Holiday Catering, Inc. of record in Book 10208, Page 20, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

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

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 2305 Booker Street, Nashville, TN 37207 and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Soghra Karshenas, unmarried, his heirs and assigns, forever; and I, P. K. Najafabadi, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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.

97 JUN -5 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 031 2599

Witness my hand this the 4th day of June, 1997.

P. K. Najafabadi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named P. K. Najafabadi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of June, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

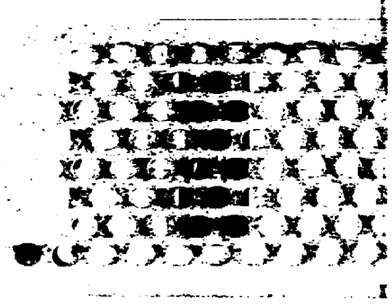
The actual value or consideration, whichever is greater, for this transfer is $ 35,200.00.

AFFIANT

Subscribed and sworn to before me this 4th day of June, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

9417 06/05 0101 03CHECK 139.24



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

BOOK 10482 PG 42

RECEIVED OF _____

FOR _____

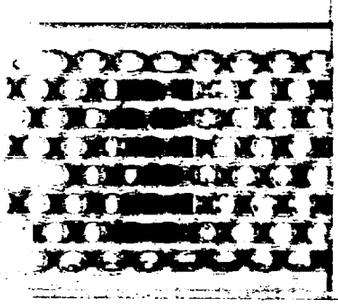
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35200.00
CON TX 130.24
PRFEE 1.00
WDEED 8.00
TOTAL 139.24
CHECK 139.24

06/05/97 01 12:54 0001 9417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03125 99
IDENTIF. ▲ REFERENCE

97 JUN -5 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159337