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:
Lloyd Russell
822 Clayton Avenue
Nashville, TN 37204

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, Soghra Karshenas, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lloyd Russell, 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 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Soghra Karshenas, unmarried, by deed from P. K. Najafabadi of record in Book 10482, Page 40, 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 is improved property known as 2305 Booker Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lloyd Russell, unmarried, his heirs and assigns, forever; and I, Soghra Karshenas, unmarried 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.

0340993
IDENTIF. ↑ REFERENCE

97 AUG 25 PM 2:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0548 08/25 0101 03CHECK 268.00

Witness my hand this the 22nd day of August, 1997.

BOOK 10580 PG 561

Soghra Karshenas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Soghra Karshenas, unmarried 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 22nd day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

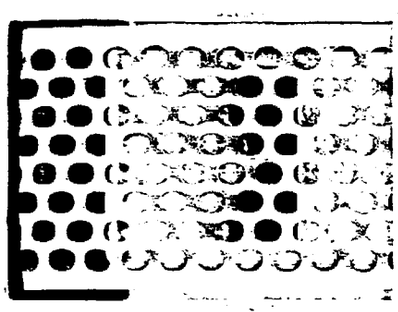
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of August, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001



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

RECEIVED OF _____

FOR _____

BOOK 10580 PG 562

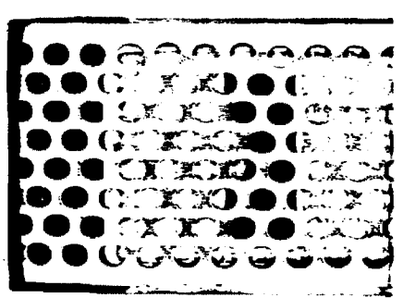
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

08/25/97 01 14:22 0001 0548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0340993
IDENTIF. ▲ REFERENCE

97 AUG 25 PM 2:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190189