BOOK 10606 PG 225 BK 1563 PG 418

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Associates, Inc., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vahab Aliabadi (NAME)	Owner (NAME)	Map 0080-C
714 Bressyn Rd (ADDRESS)	(ADDRESS)	Parcel 062.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martin & Jones, a Tennessee Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vahab Aliabadi Hagh and wife, Parvin Banoo Shahgoli

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th Civil District of Williamson County, Tennessee, and the 2nd Civil District of Davidson County, Tennessee, being Lot No. 60 on the Plan of Derby Glen Close, as of record in Plat Book 21, page 2, Register's Office for Williamson County, Tennessee, and of record in Book 6250, page 90, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Martin and Jones, a Tennessee Joint Venture composed of Wanda J. Martin and Kimberly M. Jones, by deed from MCR Development Corp., a Tennessee Corporation, of record in Book 1303, page 331, Register's Office for Williamson County, Tennessee; and of record in Book 9726, page 524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1997 and subsequent years, and to restrictions and easements of record.

All applicable State Deed Tax has been paid in Williamson County.

97 SEP 12 AM 8:40
FELIA E. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0347825

unimproved ( )
This is improved (X) property, known as 1615 Old Hickory Boulevard, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their 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 29th day of August 19 97

Martin & Jones, a Tennessee Joint Venture
By:
Wanda J. Martin

Kimberley F. Jones

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda J. Martin and Kimberley F. Jones

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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of August, 19 97.

Commission expires November 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

7841 09/12 0101 03CHECK 8.00

State of Tennessee, County of WILLIAMSON
Received for record the 04 day of
SEPTEMBER 1997 at 8:01 AM. (REC# 238471)
Recorded in official records
Book 1563 Page 418- 419
Notebook 58 Page 315
State Tax $ 246.05 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 255.05,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS