BOOK 10608 PG 248

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Mohsen Sarfehjoo
1431 Plymouth Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 64-04-0; Parcel Number 44.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **CAREY J. CAMPBELL**, an unmarried person, have bargained and sold and do hereby transfer and convey unto **MOHSEN SARFEHJOO** and wife, **JANIS C. SARFEHJOO**, their heirs and assigns, forever, that certain property located and situated in the 2nd Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. 12-A of ZONE LOT DIVISION LOT 12 ON THE PLAN OF LAKE COUNTRY, according to survey and plat of same of record in Plat Book 5800, Page 362, amending Plat Book 5200, Page 493, of the Register's Office of Davidson, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Carey J. Campbell, an unmarried person , by deed from Valerie L. Hannett and husband, Brady L. Hannett of record in Book 9952, page 702, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants of record in Book 6095, page 656, all matters on the Plat of record in Plat Book 5800, Page 362, amending Plat Book 5200, Page 493, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 305 Woodview Court, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1997 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 10th day of September, 1997.

Carey J. Campbell
CAREY J. CAMPBELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carey J. Campbell, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, on this the 10th day of September, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$52,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of September, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN.

113483 31

IDENTIFICATION REFERENCE

97 SEP 15 AM 9:38

8399 09/15 0101 03CHECK 20.25

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	52500.00
COM TX	194.25
PRFEE	1.00
WDEED	8.00
TOTAL	203.25
CHECK	203.25

09/15/97 01 09:38 0001 8399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0348331
IDENTIFICATION REFERENCE

97 SEP 15 AM 9:39

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1197834