BOOK 10641 PG 816

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mohammad H. Honarvar, et ux 1903 Spring Branch Drive Madison, TN 37115	Same as New Owner	Map 34-6 Parcel 20

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE WILLIAM E. JOHNSON REVOCABLE LIVING TRUST, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MOHAMMAD H. HONARVAR and wife, PAMELA D. HONARVAR, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 45 on the unrecorded Map of Section II, Shepherd Hills in the 10th Civil District of Davidson County, as follows:

BEGINNING at a point to the north margin of Spring Branch Drive at the corner of Lots Nos. 44 and 45; thence with the line between said Lots, northerly 256.2 feet to a corner of Lot No. 43; thence with the line between Lot Nos. 43 and 45 northeasterly 147.6 feet to a point; thence southeasterly 177.2 feet to a point; thence southerly 245 feet to the north margin of Spring Branch Drive; thence with the margin of the same, westerly 135 feet to the point of beginning.

BEING the same property conveyed to The William E. Johnson Revocable Living Trust by quitclaim deed from William E. Johnson of record in Book 9617, page 526, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1903 Spring Branch Drive, Madison, TN 37115.

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County taxes for the taxable year 1997, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. The Plan of record in Book 2900, page 12, said Register's Office, shows an owner's certificate, a 50-foot minimum building setback line from Spring Branch Drive and a 10-foot easement for public utility purposes along the rear and southwesterly lines of said lot.

And the GRANTOR does further covenant and bind itself, its successors or assigns, 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.

WILLIAM E. JOHNSON, original Trustee under The William E. Johnson Revocable Living Trust Agreement, is confined to Imperial Manor Nursing Home and is unable to transact his business. RUTH LEEK, Successor Trustee under the said Trust Agreement executes this Warranty Deed as Successor Trustee and/or for and on behalf of William E. Johnson under a General Durable Power of Attorney filed for record in Book 9571, page 557, Register's Office for Davidson County, Tennessee. A Notarized Summary of Trust of The William E. Johnson Revocable Living Trust Agreement being attached hereto as Exhibit A and incorporated herein by reference.

WITNESS our hands on this the 7th day of October, 1997.

"GRANTOR"

THE WILLIAM E. JOHNSON REVOCABLE LIVING TRUST

BY: Ruth Leek
RUTH LEEK, Successor Trustee

William E. Johnson
BY: Ruth Leek Atty in Fact
WILLIAM E. JOHNSON
BY: RUTH LEEK, Attorney In Fact

"GRANTEES"

Mohammad H. Honarvar
MOHAMMAD H. HONARVAR

Pamela D. Honarvar
PAMELA D. HONARVAR

97 OCT 10 AM 8:

0357747

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH LEEK, Successor Trustee under The William E. Johnson Revocable Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of October, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 7th day of October, 1997, before me, personally appeared RUTH LEEK, to me known to be the person who executed the foregoing instrument on behalf of WILLIAM E. JOHNSON, and acknowledged that she executed the same as the free act and deed of the said WILLIAM E. JOHNSON.

WITNESS my hand and official seal this the 7th day of October, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMAD H. HONARVAR and wife, PAMELA D. HONARVAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of October, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Pamela D. Honarvar
Affiant

Sworn to and subscribed before me, this the 7th day of October, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

BOOK 10641 PG 0818 OSCHEEK 43-03-0

NOTARIZED SUMMARY OF TRUST
THE WILLIAM E. JOHNSON
REVOCABLE LIVING TRUST AGREEMENT

The undersigned hereby certifies that he created a Revocable Living Trust. This Trust is known as: THE WILLIAM E. JOHNSON REVOCABLE LIVING TRUST, dated the 13 day of January, 19 95. WILLIAM E. JOHNSON, Trustor and Trustee, having an address at 1903 Springbranch Drive, the City of Madison, the State of Tennessee, the County of Davidson.

IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

Description of Trust

The party hereto desires to confirm the establishment of a Revocable Trust on this date, for the benefit of the Trustor and containing herein the following provisions:

1. The Trustor is designated as the Trustee to serve until his death, resignation or incompetence.

2. Upon the end of the terms of the original Trustee, RUTH LEEK is designated as First Successor Trustee. SPENCER WISE, JR. is designated as Second Successor Trustee. HERBERT LEEK is designated as Third Successor Trustee.

3. Any Trustee/Trustor has the power and authority to manage and control, buy, sell, and transfer the trust property, in such manner as the Trustee may deem advisable, and shall have, enjoy and exercise all powers and rights over and concerning said property and the proceeds thereof as fully and amply as though said Trustee were the absolute and qualified owner of same, including the power to grant, bargain, sell and convey, encumber and hypothecate, real and personal property, and the power to invest in corporate obligations of every kind, stocks, preferred or common, and to buy stocks, bonds and similar investments on margin or other leveraged accounts, except to the extent that such management would cause includability of an irrevocable trust in the Estate of a Trustee.

4. Following the death of the Trustee, the Trust continues or is distributed in whole or in part for the benefit of other named Beneficiaries according to the terms of the Trust.

5. While Trustor is living and competent, except when there shall be a Corporate Trustee, Trustee may add money to or withdraw money from any bank or savings and loan or checking account owned by the Trust.

6. Unless otherwise indicated to a prospective transferee, the Trustee has full power to transfer assets held in the name of the Trust and subsequent transferees are entitled to rely upon such transfers provided the chain of title is not otherwise deficient.

7. The Trust Agreement also states that any bank, corporation, brokerage firm or other entity or any individual may conclusively presume that the Trustee has full power and authority and such person or institution shall be held harmless and shall incur no liability by reason of so presuming.

8. The situs of the Trust is the State of Tennessee.

9. The use of this Summary of Trust is for convenience only and the Trust solely controls as to provisions and interpretations, and any conflict between this abstract and the Trust shall be decided in favor of the Trust.

IN WITNESS WHEREOF, the party has hereto executed this Summary of Trust this date.

TRUSTOR\TRUSTEE:

William E. Johnson
WILLIAM E. JOHNSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13 day of January, 1995, before me, a Notary Public, personally appeared WILLIAM E. JOHNSON, personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he executed it for the purposes herein expressed.

Aaron R. Davis
Notary Public, State of Tennessee
My Commission expires: 10-12-98

This instrument was prepared by:
PATRICIA KRYDER GANIER, P.C.
5214 Maryland Way, Suite 210
Brentwood, Tennessee 37027
(615) 370-4665

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 10000.00
ERR CO
CAMT 10000.00-
CAMT 10000.00
CON TX 407.00
PRFEE 1.00
WDEED 20.00
TOTAL 428.00
CHECK 428.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/10/97 01 09:20 0001 8501

0357747
IDENTIFICATION REFERENCE

97 OCT 10 AM 9:15
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1207824