BOOK 10688 PG 667

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$15,000.00**.

Affiant

Sworn to and subscribed before me this 18 day of 1997.

NOTARY PUBLIC

My Commission Expires: 9-26-98

97 NOV 19 AM 7:57
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

0371217
IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Javad Salimi	Same	Map 162-13
9481 Chesapeake Dr		Parcel 97
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John W. Kincaid and wife, Anita D. Kincaid**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Javad Salimi**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Plan of Section 1, Monte Carlo Estates, as of record in Plat Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and detailed description.

Being the same property conveyed to John W. Kincaid and wife, Anita D. Kincaid, by deed from Houston Ezell Corporation, formerly Land Inverstment and Development Corporation.

This is improved property known as 252 Cedarview Drive, Antioch, TN 37013..

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns

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 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 18 day of November, 1997.

John W. Kincaid
John W. Kincaid

Anita D. Kincaid
Anita D. Kincaid

GRANTOR

GRANTOR

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **John W. Kincaid and Anita D. Kincaid**, the Bargainor, 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 and official seal this 18 day of November, 1997.

NOTARY PUBLIC

My Commission Expires: 9-16-98

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

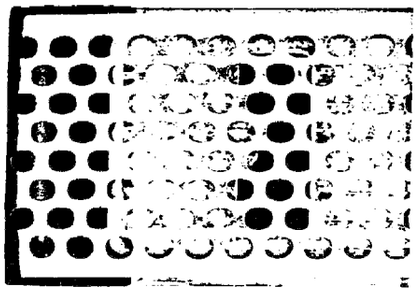
STATE 11/19 0101 CASHIER 64.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10688 PG 669

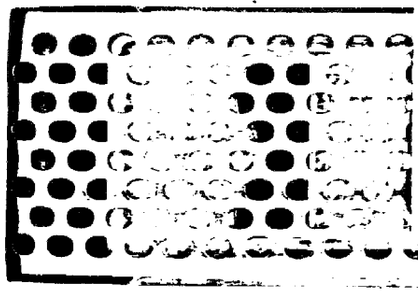
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

LAMT	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	8.00
TOTAL	64.50
CHECK	64.50

11/19/97 01 08:04 0001 3191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03712 17 IDENTIF. & REFERENCE

97 NOV 19 AM 7:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1222339