Box 44 JM

BOOK 10689 PG 679

Box 44

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,000.00

HESSAMEDIN [illegible]
AFFIANT

Subscribed and sworn to before me, this 19th day of November, 1997.

Notary Public

My Commission Expires: 5/23/98

Address New Owners As Follows: | **Send Tax Bills To:** | **Map-Parcel Number:**

Hessamedin Mohammadkhah-Hagi-Agha
and Mohammad Shokri
533 Raymond Street
Nashville, TN 37211

SAME

119-5-118

97 NOV 19 PM 1:56
DAVIDSON CO. TN.
REGISTER

IDENTIFICATION REFERENCE
037144 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTHUR H. PERLEN (as to a 1/3 undivided interest), JOE M. PERLEN (as to a 1/3 undivided interest), MARGARET PERLEN (as to a 1/6 undivided interest), and ARTHUR PERLEN, TRUSTEE of the WILLARD R. PERLEN TESTAMENTARY TRUST, having full power to transfer and convey without the joinder of any beneficiary (as to a 1/6 undivided interest)**, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HESSAMEDIN MOHAMMADKHAH-HAGI-AGHA, unmarried (as to a 75% undivided interest), AND MOHAMMAD SHOKRI, unmarried, (as to a 25% undivided interest)**, hereinafter collectively called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 512 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 512 fronts 50 feet on the westerly side of 4th Avenue South, or the Nolensville Road, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Arthur H. Perlen, Joe M. Perlen, Margaret Perlen, and Arthur Perlen, Trustee, by deed from Phillip Sainden, Trustee, of record in Book 5387, page 650, Register's Office for Davidson County, Tennessee, and by deed from Margaret Perlen, Executrix of the Estate of Willard Perlen, deceased, of record in Book 8552, page 321, Register's Office for Davidson County, Tennessee; reference also being made to Memorandum of Resignation and Replacement of Trustee Willard Perlen Testamentary Trust, and Order attached thereto, of record in Book 8552, page 324, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to the following: (a) matters that would be shown on a current survey of the subject premises; (b) rights of tenant under unrecorded commercial lease; (c) matters shown on the Plan of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee; and (d) Agreement of record in Book 2962, page 530, Register's Office for Davidson County, Tennessee.

This is improved property known as 2517-2519 Nolensville Road, Nashville, Tennessee 37211.

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 Grantors covenant with the said Grantees that Grantors 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 Grantors further covenant and bind themselves, their heirs and 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 person 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.

Arthur H. Perlen, Joe M. Perlen, and Margaret Perlen constitute all of the beneficiaries of the Willard R. Perlen Testamentary Trust and authorize Arthur Perlen, Trustee, to execute this instrument on behalf of the Trust. The subject property is not the place of residence of any of the Grantors, or the spouse of any of the Grantors, or any dependent of any of the Grantors.

WITNESS our hands this 19th day of November, 1997.

3422 11/19 0101 03CHECK 279.40

Arthur H. Perlen

Joe M. Perlen

Margaret Perlen

, TRUSTEE

Arthur Perlen, Trustee of the Willard R. Perlen Testamentary Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARTHUR H. PERLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of November, 1997.

Linda P. Turner
Notary Public

My Commission Expires: May 23, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE M. PERLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of November, 1997.

Linda P. Turner
Notary Public

My Commission Expires: May 23, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET PERLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of November, 1997.

Linda P. Turner
Notary Public

My Commission Expires: May 23, 1998

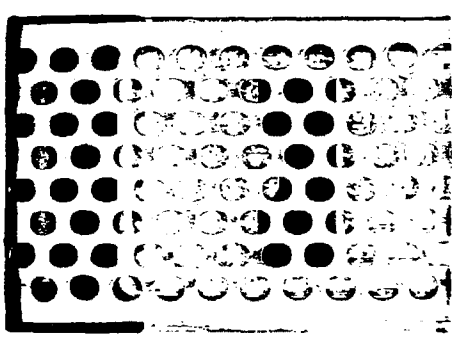
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARTHUR PERLEN, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of November, 1997.

Linda P. Turner
Notary Public

My Commission Expires: May 23, 1998



OFFICIAL RECEIPT

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

RECEIVED OF _____

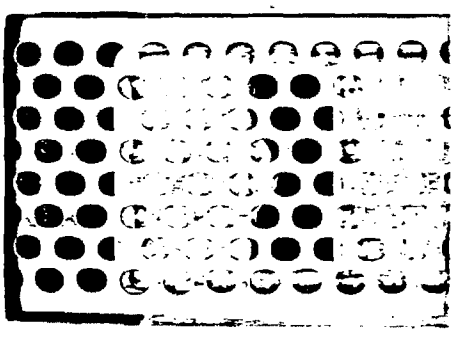
FOR _____

BOOK 10689 PG 682

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 12000.00	
			CON TX 266.40	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 279.40	
			CHECK 279.40	
11/19/97	01	14:05 0001 3422		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03711443
IDENTIFICATION REFERENCE

97 NOV 19 PM 1:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1222569