WARRANTY DEED

BOOK 10761 PG 490

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 5-10-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

M. Oftadeh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Oftadeh (NAME)	New Owner (NAME)	141-12-C-42
5169 W. Oak Highland Dr. (ADDRESS)	5169 W. Oak Highland Dr (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, Hamidreza Parsa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammad Oftadeh

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

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of River Bend, of record in Book 6900, Pages 504 and 505 and corrected by Surveyor's Certificate of Correction of record in Book 7465, Page 833, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Hamidreza Parsa, unmarried, by deed from Eugene Collins, unmarried, of record in Book 10444, page 243, said Register's Office.

Subject to restrictions of record in Book 7112, Page 481, Book 7308, Pages 805 & 808, Book 7336, Page 15, Book 7465, Page 833 and in Book 7549, Page 893; By-Laws in Book 7347, Page 643: Easement for right of way of record in Book 4581, Page 307; Charter in Book 7347, Page 636; Dedication of Easement in Book 4817, Page 792; Easement in Book 6621, Page 303; Storm Water Detention Agreement of record in Book 7278, Paeg 822, and all matters shown on the Plan of Record.

98 JAN 20 AM 11:1 REGISTER DAVIDSON CO. TN.

0391332 IDENTIF. ^ REFERENCE

This is unimproved (X) improved ( ) property, known as 7317 River Bend Road, Nashville, TN
(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 16th day of January, 19 98

Hamidreza Parsa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10761 PG 491

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hamidreza Parsa

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 16th day of January 1998.

Commission expires May 16, 1999

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires: 5-16-99

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

3360 01/20 0101 03CHECK 112.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10761 PG 492

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 8.00
TOTAL 112.60
CHECK 112.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3360

0391332
IDENTIF. REFERENCE

98 JAN 20 AM 11:15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1243987