WARRANTY DEED

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

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)

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

BOOK 10761 PG 493

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
Hamid Toloogolzari (NAME)	new owner (NAME)	141-12-C-43
5121 W. Oak Highland Dr. (ADDRESS)	(ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(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 Hamid Toloogolzari

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. 43 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

IDENTIFICATION REFERENCE 0391333

unimproved (X)
This is improved ( ) property, known as 7313 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

BOOK 10761 PG 494

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Commission expires May 16, 1999

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 5-16-99

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

3361 01/20 0101 03CHECK 112.60

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

RECEIVED OF _____

FOR _____

BOOK 10761 PG 495

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

01/20/98 01 11:15 0001 3361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0391333
IDENTIF. REFERENCE

98 JAN 20 AM 11:15
REGISTER
DAVIDSON COUNTY, TN.
FELIX Z. WILSON, II

No. 1243988