5

BOOK 10900 PG 384

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00 Mohammad Hajjafar Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE Notary Public MY COMMISSION EXPIRES: February 19, 2002 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Hajjafar	~~First Union National Bank of Tennessee~~	50- 6
(NAME) 579 Deerfield Dr ~~3724 Ridge Top Drive~~	(NAME) Owner	90
(ADDRESS) Murfreesboro TN 37129 ~~Nashville, TN~~	(ADDRESS)	
(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, ZAHRA PARSA GHAFOORIAN KIA, MAHMOOD GHAFOORIAN KIA AND MAHTAB GHAFOORIAN KIA HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMAD HAJJAFAR, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: M Ha

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Northbrook Subdivision Phase 1 of record in Plat Book 6900, Page 859, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ahmad Ghafooriankia by deed of record in Book 8061, Page 974, Register's Office for County, Tennessee.

The said Ahmad Ghafoorian Kia having since died leaving as his sole heirs Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia and Mahtab Ghafoorian Kia. Reference Davidson County Probate #95P 789.

This instrument is executed on behalf of Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia and Mahtab Ghafoorian Kia by Mohammad Haj Jaafar, s/o Hossein as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9731, Page 268, Book 9731, page 270 and Book 9731, Page 272, in the Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is ~~improved~~ unimproved ( ) property, known as 3724 Ridge Top Drive, 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 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.

98 APR 24 PM 4:04
RECEIVED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TN.

MAIL ENV.

BOOK 10900 PG 385

Witness my/our hand(s) this 24th day of April, 1998.

Zahra Parsa Ghafooriakia by Mohammad Hajjafar ATTinFact

ZAHRA PARSA GHAFOORIAN KIA
BY MAHAMMAD HAJJAFAR ATTORNEY IN FACT

Mahtab Ghafoorian Kia by Mohammad Hajjafar ATTinFact

Mahtab Ghafoorian Kia
BY MAHAMMAD HAJJAFAR ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF

ZAHRA PARSA GHAFOORIAN KIA ~~Ahmad Ghafooriankia~~
BY MAHAMMAD HAJJAFAR ATTORNEY IN FACT

Mahmood Ghafoorian Kia

MAHMOOD GHAFOORIAN KIA
By: MAHAMMAD HAJJAFAR ATTY-in Fact.
X Mohammad Hajjafar ATT-in-Fact

Personally appeared before me, Angela M. Lake, a Notary Public in and for said County and State, the within named Ahmad Ghafooriankia, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 24th day of April, 1998

Commission expires: February 19, 2002

Angela M. Lake Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4/24/98 before me personally appeared Mohammad Haj Jaafar, the person who executed the foregoing instrument on behalf of Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia and Mahtab Ghafoorian Kia by Mohammad Haj Jaafar, and acknowledged that he executed the same as the free act and deed of the said Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia and Mahtab Ghafoorian Kia by Mohammad Haj Jaafar, through Power of Attorney granted him, by the said Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia and Mahtab Ghafoorian Kia by Mohammad Haj Jaafar.

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Notary Public

Commission Expires: 10-9-99

M ABOLGHASSEM GHAFOORIAN KIA

8359 04/24 0101 OJCHECK 75.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10900 PG 386

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 18000.00
				CON TX 66.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 75.60
				CHECK 75.60
			04/24/98 01	16:05 0001 8359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 APR 24 PM 4:04

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0429497

No. 1284472