BOOK 10912 PG 348

Book

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Taghi Mohammadkhah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/27/98.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taghi Mohammadkhah	Taghi Mohammadkhah	105-07-82
(NAME) 509 Hagen Street	(NAME) 5817 Robertson Ave	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37209	
(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, **BYRD MC RAE AND WIFE CLAIRE MC RAE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAGHI MOHAMMADKHAH** 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:

Land in Davidson County, Tennessee being the North 30 feet of Lot No. 48 on the map of the resubdivision and change of Hagan and Merritt's Subdivision of the Merritt Lands, of record in Book 57, Page 76, Register's Office for said County, which Re-subdivision and change is of record in Book 161, Page 49, said Register's Office.

Said part of said lot fronts 30 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

Being the same property conveyed to Byrd Mc Rae and wife Claire Mc Rae by deed of record in Book 5329, Page 562, Register's Office for County, Tennessee.

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

Byrd Mc Rae and Byrd S. McRae, Jr. being one and the same person.

This is improved (X) property, known as 509 Hagen Street, 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.

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0432682
IDENTIF. & REFERENCE

98 MAY -4 AM 9:51

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

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Witness my/our hand(s) this 27th day of April. 1998.

Byrd Mc Rae

Claire Mc Rae

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Angela M Lake, a Notary Public in and for said County and State, the within named Byrd Mc Rae and wife Claire Mc Rae, 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 27th day of April. 1998

Commission expires:

Angela M Lake Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10912 PG 350

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
TOTAL	83.00
CHECK	83.00

05/04/98 01 09:54 0001 1742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432682
IDENTIF. # REFERENCE
98 MAY -4 AM 9:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287818