BOOK 10971 PG 775 Box 58-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: November 25, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hix Gray & Nave, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Semanchik (NAME)	New Owner (NAME)	MAP 118-2
2506 & 2508 White Avenue (ADDRESS)	(ADDRESS)	PARCELS 241 &
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	242

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, Morad Khan Dorani, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Semanchik, a married person

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:

Being Lots Nos. 99 and 100 on the Plan of Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County.

Said lots adjoin and front together 100 feet on the easterly side of 6th Avenue South, extended, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Morad Khan Dorani by Warranty Deed from John M. Kopp, of record in Book 6037, page 466, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1998 property taxes which have been prorated and assumed by the Grantee; sanitary sewer and/or storm drainage easement of record in Book 4614, page 661; the plan of record in Book 332, page 99, Register's Office for Davidson County, Tennessee.

98 JUN 10 PM 2:40
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 04488762

unimproved ( )
This is improved (X) property, known as 2506 & 2508 White Avenue, Nashville, TN 37204
(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 10th day of June 19 98

Morad K. Dorani
Morad Khan Dorani

BOOK 10971 PG 776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morad Khan Dorani

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 Nashville, Tennessee, this 10th day of June 19 98.

Commission expires 11-25-2000

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

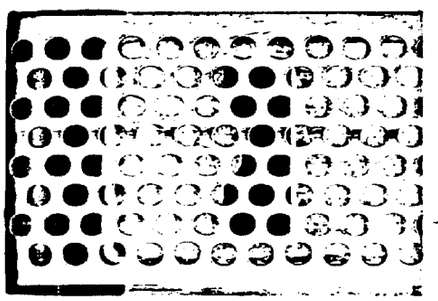
2837 06/10 0101 03CHECK 1109.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10971 PG 777

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

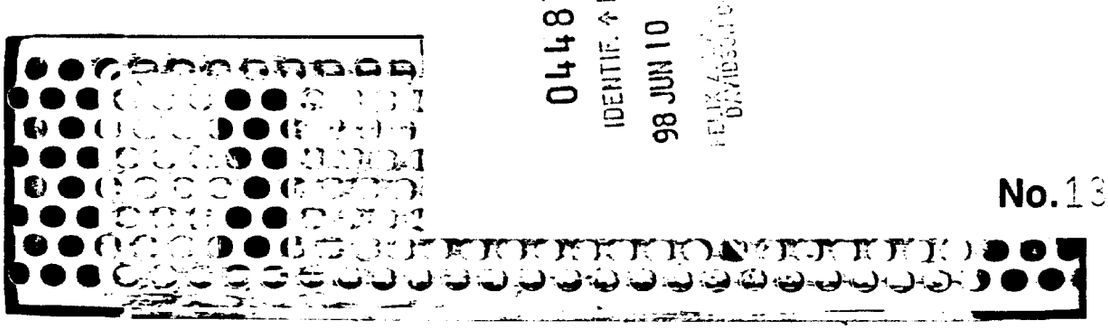
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 297500.00
CON TX 1100.75
PRFEE 1.00
MDEED 8.00
TOTAL 1109.75
CHECK 1109.75

06/10/98 01 14:39 0001 8637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0448762
IDENTIF. # REFERENCE
98 JUN 10 PM 2:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 1304722