BOOK 10985 PG 991

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 98

_____
Notary Public

MY COMMISSION EXPIRES: 9/22/98
(AFFIX SEAL)

THOMAS SIMS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katayoun Jafarian (NAME)	New Owner (NAME)	MAP 148-3
3313 Ezell Road (ADDRESS)	7092 W. Haverick Blvd (ADDRESS)	PARCEL 2
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (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, Theresa Dale Blair and husband, Randy Blair,

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

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 lying and being in the 5th Civil District of Davidson County, Tennessee; property being described in Book 6712, Page 161, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Ezell Road, said point being 450 feet, more or less, south of the intersection of said Road, and Anitoch Pike; thence N 86 degrees, W, 245 feet, more or less, to a point; thence southerly 109 feet, more or less, to a point; thence southerly 109 feet, more or less, to a point; then S 86 degrees E, 245 feet more or less, to the center of Ezell Road; thence along the center of said Road, N 4 degrees E, 108 1/3/feet, more or less, to the point of beginning, according to a survey by John Kohl, dated May 4, 1990, Licesce No. 100, 400 7th Avenue S., Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO:
Being the same property conveyed to Theresa D. Griffin and husband Daniel Ray Griffin by deed from Harold Reeves, Trustee, of record in Book 8147, page 802, Register's Office for Davidson County, Tennessee. The said Daniel Ray Griffin having Quitclaimed his interest to Theresa D. King (Griffin) of record in Book 8287, page 325, Register's Office for Davidson County, Tennessee. Theresa D. King Griffin now know as Theresa Dale Blair.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3313 Ezell Road, Nashville, TN 37211
(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 our hand s this 15th day of June 19 98

Theresa Dale Blair
Theresa Dale Blair

Randy L Blair
Randy Blair

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 Theresa Dale Blair and husband, Randy Blair.

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 15th day of June, 19 98.

Commission expires 12/22/01

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

3704 06/22 0101 03CHECK 292.05

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS MADE SUBJECT TO:

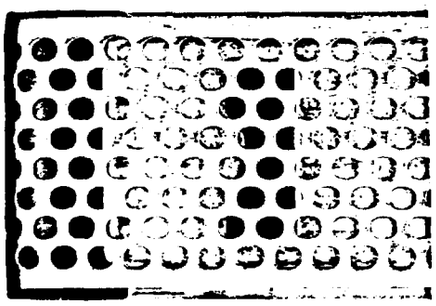
Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Easement for right-of-way of Ezell Road lying within boundaries of premises.

MAIL ENV.

0453263
IDENTIFICATION REFERENCE
98 JUN 22 AM 10:53
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 10985 PG 993

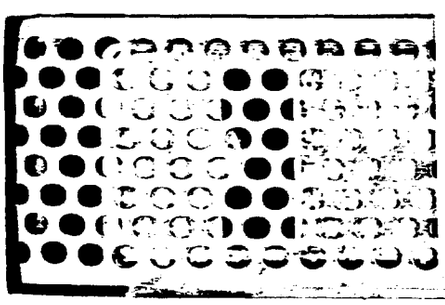
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05

06/22/98 01 10:53 0001 3704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0453263
IDENTIF. # REFERENCE
98 JUN 22 AM 10:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1309531