WARRANTY DEED

File No: 00287717

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Serjik Jookar	First Trust Mtg. Co.	Map 128-10
[NAME]	[NAME]	
218 New Sawyer Brown Road	6525 Quail Hollow, Ste 300	Parcel 54
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37221	Memphis, TN 38120	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Carl R. Arwood, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Serjik Jookar and wife, Astghik Jookar

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ERIC J. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value which ever is greater for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 23rd day of July, 1998

Affiant

My Commission Expires [Affix Seal]

Notary Public Eric York

My Commission Expires MAR. 23, 2002

unimproved ( )
This is improved (X) property known as 218 New Sawyer Brown Road, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 23rd day of July, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carl R. Arwood

Carl R. Arwood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Eric J. York, a Notary Public in and for said County and State Carl R. Arwood, unmarried

the within named bargainor(s), 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 Davidson COUNTY, Tennessee, this _____ day of _____, 19 _____.

ERIC J. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Eric York
Notary Public

Commission expires My Commission Expires MAR. 23, 2002

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 81, on the Plan of Stacy Square, Section 3, of record in Book 4175, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 81, which is a corner lot, fronts 75.0 feet on the southeasterly margin of Sawyer Brown Road and fronts 100.0 feet on the southwesterly margin of Hicks Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 100.00 feet on the southeasterly line and 125.0 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Carl R. Arwood and wife, Carol Joy Arwood, by deed from Joe D. Gaskins and wife, Angela L. Gaskins, of record in Book 7667, page 659, Register's Office of Davidson County, Tennessee; The said Carol Joy Arwood having since died.

0466786
IDENTIF. & REFERENCE
98 JUL 27 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
8204 07/27 01:01 03CHECK 477.50

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

RECEIVED OF _____

FOR _____

BOOK 11035 PAGE 430

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 477.50
CHECK 477.50

07/27/98 01 10:27 0001 8204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0466786
IDENTIF. & REFERENCE

98 JUL 27 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1323838