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THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $92,000.00 Saeed Nowroozi **AFFIANT** Subscribed and sworn to before me, this 29th day of July, 1998. Notary Public My Commission Expires: 11-2-99

Address New Owners As Follows: Saeed Nowroozi, 229 Graeme Drive, Nashville, TN 37214

Send Tax Bills To: First American National Bank, First American Center, Nashville, TN 37237

Map-Parcel Number: 95-2-52

98 AUG -3 AM 10:16
FELIX E. ELLISON
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0469664

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAMIE C. BOYLE, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these present does transfer and convey unto **SAEED NOWROOZI AND WIFE, MEHRANGIZ MINDASHTI REZAEI** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Donelson Hills Subdivision of record in Book 2331, page 22 & 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 152 fronts 130 feet on the northeasterly side of Graeme Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Bryant J. Boyle and wife, Mamie C. Boyle by deed from Thomas B. Nixon and wife, Fay C. Nixon of record in Book 4392, page 71, Register's Office for Davidson County, Tennessee. Bryant J. Boyle having since died.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, pages 22 & 23 Register's Office for said County.

3. Restrictive covenants of record in Book 2396, page 365, Register's Office for said County.

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4896, page 127, Register's Office for said County.

This is improved property known as 229 Graeme Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 hands this 30th day of July, 1998.

Mamie C Boyle
Mamie C. Boyle

By: Fred R Midgett attorney-in-fact
Fred R. Midgett, Attorney-in-fact

1270 08/03 0101 03CHECK 351.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

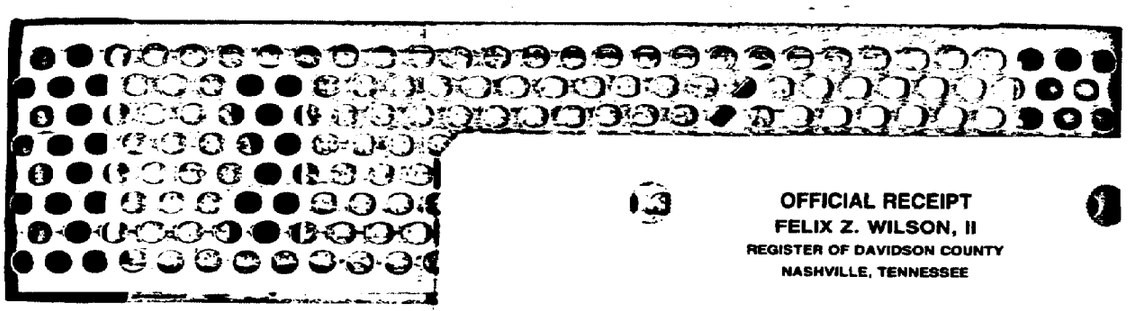
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRED R. MIDGETT** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **ATTORNEY-IN-FACT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/99



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

RECEIVED OF _____

FOR _____

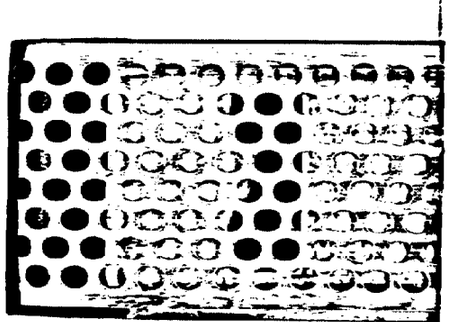
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CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	351.40
CHECK	351.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/03/98 07 1011P 0001 1270



0469664
IDENTIF. ↑ REFERENCE
98 AUG -3 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326879