98-8-28-Q

File Box 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Sh. Etemadi
Affiant

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

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHIRZAD ETEMADI (NAME)	"New Owner" (NAME)	MAP 092-13
1110 General McArthur Dr. (ADDRESS)	(ADDRESS)	PARCEL 066
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.#: 11W-69690

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, DOROTHY SULLIVAN, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRZAD ETEMADI, AN UNMARRIED MAN

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 in Davidson County, Tennessee, Tract No. 6, Being Lot Nos. 1, 2 and the easterly part of Lot No. 3 of Block 2 on the Plan of the Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, Pages 160 and 161, Register's Office for Davidson County, described as follows:

BEGINNING at the southwest corner of Charlotte Avenue, formerly Charlotte Pike or Cedar Street extended, and Woodfin Street, supposed to be 35th Avenue North, being the northeast corner of said Lot No. 1; thence with the southerly margin of said Charlotte Avenue westwardly 102 feet, more or less, to the line between old J. E. R. Ray tract of land and the old F. M. McGregor tract of land; thence with said line southwardly 150 feet, more or less, to the northerly margin of an alley; thence with the northerly margin of said alley eastwardly 120 feet, more or less, to the westerly margin of Woodfin Street; thence with the westerly margin of said Street northwardly 150 feet to the beginning.

BEING the same property conveyed to Robert G. Sullivan, by Deed from South Central Oil Company, a Delaware Corporation, of record in Book 6033, Page 47, Register's Office for Davidson County, Tennessee. The said Robert G. Sullivan having since died intestate on February 19, 1996, leaving Dorothy Sullivan as his sole Heir-at-Law.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3501 Charlotte Avenue, Nashville, TN 37209
(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 19th day of August 1998

Dorothy Sullivan

DOROTHY SULLIVAN, Heir-at-Law of Robert G. Sullivan

DCTN01WC

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 DOROTHY SULLIVAN, AN UNMARRIED WOMAN

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

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires July 24, 1999

_____
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

98 AUG 25 AM 11:10
REGISTER
DAVIDSON COUNTY, TN.

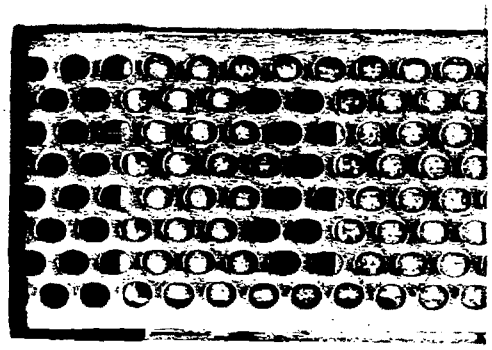
IDENTIF. + REFERENCE 04792 49

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

1579 08/25 0101 CHECK 366.50



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

RECEIVED OF _____

FOR _____

BOOK 11080 PAGE 215

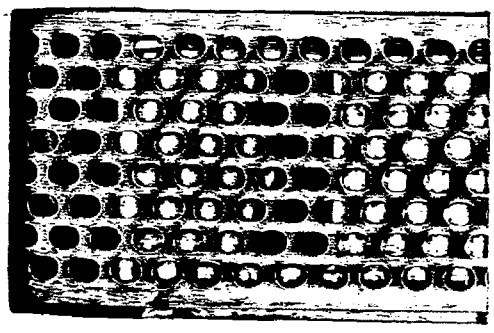
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 366.50
CHECK 366.50

08/25/98 01 11:10 0001 1579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479249
IDENTIF. ↑ REFERENCE

98 AUG 25 AM 11:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1337065