THIS INSTRUMENT PREPARED BY: ASHWORTH & HIGH mail
227 Second Avenue, N.
Nashville, TN 37201

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel No
Heshmat Ghalamchi	Same	072-10-0
1248 Mary Helen Dr.		014.00
Nashville, TN 37220		

FOR and IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable considerations, the receipt of which is hereby acknowledged, I, RUTH S. EPPERLY, a widow hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto HESHMAT GHALAMCHI, hereinafter called the GRANTEE, her 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. 3 and the southerly 3 feet of Lot No. 4 in E.T. Brown's Subdivision of the J.B. King Lands as of record in Book 332, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and the southerly part of Lot No. 4 front together 53 feet on the west side of Gallatin Pike and runs back between parallel lines 200 feet to an alley and measures 53 feet on said alley.

Being the same property conveyed to Wayne Epperly and wife, Ruth S. Epperly by deed from Thomas Clyde Tripp and wife, Ruby E. Tripp of record in Book 4894, Page 856, Register's Office for Davidson County, Tennessee. The said Wayne Epperly having since died.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

This is improved property known as:
2905 Gallatin Road
Nashville, TN
Map/parcel 072-10-0 014.00

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, her heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and represenatives to warrant and forever defend the title to the said land to the said Grantee, her 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.

0482691
IDENTIFICATION REFERENCE

98 SEP -1 PM 3:33
REGISTER
DAVIDSON COUNTY, TN.

IN WITNESS WHEREOF, I hereunto set my hand this 31 day of August, 1998.

Ruth S. Epperly
RUTH S. EPPERLY

BY: Blythe E Ashworth
BLYTHE E. ASHWORTH
Attorney-in-Fact for
Ruth S. Epperly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BLYTHE E. ASHWORTH with whom I am personally acquainted and who upon her oath acknowledged herself to be the Attorney-in-fact for Ruth S. Epperly, the within named bargainor, and that she as such Attorney-in-fact for Ruth S. Epperly being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of Ruth S. Epperly as BLYTHE E. ASHWORTH, Attorney in Fact and attesting the same therein as having power of attorney for Ruth S. Epperly.

Witness my hand and official seal at office at Nashville, Tennessee on this 31 day of August, 1998.

Theresa Burson
NOTARY PUBLIC

THERESA G. BURSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires:
3/24/01

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $90,000.00.

Herbert Chalamcha
AFFIANT

Sworn to and subscribed before me on this 31 day of August, 1998.

Theresa Burson
NOTARY PUBLIC

THERESA G. BURSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires:
3/24/01

98207 08/31/98 01:01 03CHECK 344.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11093 PAGE 546

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

09/01/98 01 15:34 0001 5207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0482691

IDENTIFICATION REFERENCE

98 SEP -1 PM 3:33

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1340658