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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mansoor Shamsaie etal	New Owners	
6200 Charlotte Avenue		Map 91-13
Nashville, TN 37214		Parcel 193

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 98-12-9138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Marvin Page and wife, Hui Young Page, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Mansoor Shamsaie, Marzieh Dehghani and Ali Samadi (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lots Nos. 6 and 7 of Block "A" on the Map of First Section of Crolywood Subdivision, as of record in Book 1130, page 65, Register's Office for said County, described as follows:

Said Lots Nos. 6 and 7 are described together as Beginning at a point in the northerly margin of Charlotte Pike at the common corner of Lots 5 and 6; thence easterly with said Pike 125.2 feet to a concrete monument at the beginning of a curve; thence around said curve in a northerly direction 45.8 feet to a concrete monument in the westerly margin of Croley Drive; thence with said Drive in a northwesterly direction 133.9 feet to a corner of Lots 7 and 8; thence westerly with the line between Lots 6, 7, 8, 9, 10 and 11, 157 feet to a corner of Lots 5 and 6; thence southerly with the line between said Lots 5 and 6, 147 feet to the beginning.

Being the same property conveyed to Marvin Page and wife, Hui Young Page by Warranty Deed from Nathan Magid and wife, Esther Magid of record in Book 10746, page 233, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record as follows:

1. Plat of record in Plat Book 1130, page 65, Register's Office for Davidson County, Tennessee;
2. Restrictive covenants contained of Book 1358, page 141, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 6200 Charlotte Pike, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this 11th day of December, 1998.

Notary Public

My Commission Expires: 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of December, 1998.

Marvin Page

Hui Young Page

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 **Marvin Page and wife, Hui Young Page**, the bargainors, 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 Nashville, Tennessee, this 11th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

1340 12/16/98 0101 03CHECK 566.

98 DEC 16 AM 10:

DAVIDSON COUNTY, TENN.

IDENTIF. & REFER

0525984

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 150000.00

CON TX	555.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	566.00
CHECK	566.00

12/16/98 01 10:04 0001 1340

0525984
IDENTIF. # REFERENCE

98 DEC 16 AM 10:04
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400796