This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Mohammad Ali Mehramfar and Ethy Mehr
146 Gatone Drive
Hendersonville, TN 37075

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 92-3
PARCEL 155
11W-02970

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert N. Bogus, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mohammad Ali Mehramfar and wife, Ethy Mehr, as tenants by the entirety, 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:

BEING Lot No. 169, Block 8, on the Plan of Heffernan Place, of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert N. Bogus by Substitute Trustee's Deed from Joseph B. Pitt, Jr., Substitute Trustee of record in Book 7970, Page 502, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2404 Albion Street, Nashville, TN 37208 and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mohammad Ali Mehramfar and wife, Ethy Mehr, their heirs and assigns, forever; and I, Robert N. Bogus do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 DEC 17 AM 11:03
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0526464
IDENTIF. + REFERENCE

Witness my hand this the 16th day of December, 1998.

Robert N. Bogus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert N. Bogus, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 31,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of December, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1849 12/17 0101 03CHECK 125.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11256 PAGE 920

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	31000.00
CON TX	114.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	125.70
CHECK	125.70

12/17/98 01 11:03 0001 1849

0526464
IDENTIF. & REFERENCE

98 DEC 17 AM 11:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401300