THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 31,600.00

Michael W. Rhodes
Affiant

Subscribed and sworn to before me, this 21st day of January 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL W. RHODES 1108 Woodland Street Nashville, Tennessee 37206	Michael W. Rhodes 1209 Holly Street Nashville, Tennessee 37206	MAP 83-9 PARCEL 177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY ONE THOUSAND SIX HUNDRED AND NO/100-- ---------- ($ 31,600.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , ALI GHOLIZADEH, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MICHAEL W. RHODES, MARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Map of East Edgefield Plan of Lots of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ali Gholizadeh by deed from Hazhir Derakhshan and Ahamad Derakhshan of record in Book 10944, page 721, Register's Office for Davidson County, Tennessee.

Parvin Noshad, spouse of Ali Gholizadeh, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1108 Woodland Street, Nashville, Tennessee 37206

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.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of East Edgefield Plan of Lots of record in Book 21 , page 147 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of January, 19 99.

ALI GHOLIZADEH

PARVIN NOSHAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALI GHOLIZADEH and PARVIN NOSHAD, 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 this 21st day of January, 19 99.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

99 JAN 25 PM 3:58
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05406652

IDENTIF. & REFERENCE

MAIL ENV.

6924 01/25 0101 03CHECK 127.92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11310 PAGE 332

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	31600.00
CON TX	116.92
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	127.92
CHECK	127.92

01/25/99 01 15:57 0001 6924

0540652

IDENTIF. ↑ REFERENCE

99 JAN 25 PM 3:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416335