[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **22nd** day of **February, 1999** between **Abbas Taherian, ,** GRANTOR, and **Christopher Bennett Groves, unmarried ,** as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the map of W. A. Hinton's subdivision of Block Nos. 15 and 29 of the C. C. Vernon Farms, as of record in Book 332, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Abbas Taherian by Warranty Deed from Angelia Duncan and Abbas Taherian, a Tennessee General Partnership of record in Book 9056, Page 965, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 332, page 113, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever sued, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **22nd** day of **February, 1999.**

Abbas Taherian

99FEB 24 PM 2:51

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

00-4901 1084-00 MEMBER TOTO 82420 9845

0552891

IDENTIF. # REFERENCE

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abbas Taherian, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 22nd day of February, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $290000

Affiant

Subscribed and sworn before me this 22nd day of February, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

Address of New Owner
Christopher Bennett Groves
306 Orlando Avenue
Nashville, TN 37209

Send Tax Bills to:

New Owner

Map & Parcel Number:

Map: 91-14 Parcel: 209

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11354** PG. **333**

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

0552891
IDENTIF. & REFERENCE

96FEB 24 PM 2:51
REGISTER
DAVIDSON CO. TN.

CAMT	
	290000.00
CON TX	1073.00
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	1084.00
CHECK	1084.00

02/24/96 01 14:45 0001 9945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429155