BOOK 11543 PAGE 950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June 19 99.

Notary Public

MY COMMISSION EXPIRES: 5-28-00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FAROKH FANI (NAME)	NO MORTGAGE ESCROW (NAME)	6 D6 16745
8129 Moores Lane (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO SAME (STREET ADDRESS)	147-12; Par. 73
Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	069-16 Par. 198.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Galbreath and wife, Joyce L. Galbreath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Farokh Fani

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:

Land situated in the 6th Civil District of Davidson County, Tennessee, being all of Lot 3 in Union 76 Subdivision in the City of Nashville as shown on the Plat of record in Book 4300, page 42, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Smith by deed from Charles Galbreath and wife, Joyce L. Galbreath and Robert C. Harris and wife, Frances Harris, of record in Book 6524, page 312, Register's Office for Davidson County, Tennessee and by Quitclaim Deed to J.H.S. Company, Inc. from James H. Smith and wife, Anne H.Smith of record in Book 835, page 469, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from J.H.S. Company, Inc. to Charles Galbreath and Joyce Galbreath in Book 11535, page 775, Register's Office for Davidson County, Tennessee

4498 06/25 0101 03CHECK 492.00

RECEIVED
99 JUN 25 PM 3:22
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

060248

unimproved ( )
This is improved ( ) property, known as 405 Northcrest Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of June, 1999

CHARLES GALBREATH

JOYCE L. GALBREATH

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Deborah F. Honeycutt, a Notary Public in and for said County and State, the within named Charles Galbreath and Joyce L. Galbreath

the bargainor s, 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 23rd day of June, 1999.

Deborah F. Honeycutt Notary Public

Commission Expires 5-28-00

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

BOOK 11543 PAGE 951

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

CHARLES GALBREATH, and wife

JOYCE L. GALBREATH

TO

FAROKH FANI

8129 Moores Lane
Brentwood, TN 37027

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11543 PAGE 952

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

0604248

IDENTIFICATION REFERENCE

99 NOV 25 PM 3:22

AMT	130000.00
CON TX	481.00
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	492.00
CHECK	492.00

04/25/99 01 15:28 0001 4498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482992