OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Gordon Randall Grace
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF August, 1999

Lora A. Lankford
NOTARY PUBLIC

My Commission expires: 1-29-2000

MAIL TO: THIS INSTRUMENT PREPARED BY
T. LARRY EDMONDSON, ATTORNEY
SECOND FLOOR, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gordon Randall Grace (NAME)	Same (NAME)	83-14-185
892 Holly Tree Gap Rd. (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Sabrina Shoulders, now known as Sabrina Shoulders Sepehr and husband, Mehron Sepehr and Parviz Youssefi and wife, Deanne Youssefi hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gordon Randall Grace

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

Land in Davidson County, Tennessee, being Lot No. 86 as shown on the Plan of A.V.S. Lindsley's Subdivision of the Chadwell Tract, of record in Chancery Court Plan Book 2, Page 24, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sabrina Shoulders, Parviz Youssefi and Deanne Youssefi by Deed from H.G. Hill Realty Company, a Tennessee Corporation of record in Book 10289, Page 176, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

Mehron Sepehr joins in this conveyance to convey any marital rights he may have in the property.

99 AUG -6 PM 2:55

0621540

IDENTIFICATION REFERENCE

This is improved (X) unimproved ( ) property, known as 1628 Fatherland Street, Nashville, TN 37206
(House Number) (Street) (City) (State) (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. 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

MTG 01.01 03 CHECK 325.50

Witness our hands this 4th day of August, 1999.

Sabrina Shoulders n/k/a Sabrina Shoulders Sepehr
Sabrina Shoulders n/k/a
Sabrina Shoulders Sepehr

Parviz Youssefi
Parviz Youssefi

Mehron Sepehr
Mehron Sepehr

Deanne Youssefi
Deanne Youssefi

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 11610 PAGE 337

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sabrina Shoulders, now known as Sabrina Shoulders Sepehr and husband, Mehron Sepehr and Parviz Youssefi and wife, Deanne Youssefi, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 4th day of August, 1999.

My Commission expires:
1-29-2000

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11610 PAGE 338

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

0621540

IDENTIF. A REFERENCE

99 AUG -6 PM 2:58

REGISTER
DAVIDSON CO. TN.

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

08/06/99 01 15:04 0001 3103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501293