WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF April 2000

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

Instr:200004120036858 Page: 1 OF 2
REC'D FOR REC 04/12/2000 10:47:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YADOLLAH KAFIFARASHAH (NAME)	Same as owner (NAME)	MAP 42-16
112 DOUGLAS STREET (ADDRESS)	(ADDRESS)	PARCEL 67
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JAMES MICHAEL CLARK, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YADOLLAH KAFIFARASHAH, UNMARRIED

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 in Davidson County, Tennessee, being Lot No. Four (4) on the unrecorded subdivision of N.V. Cox Home Place at Madison, Tennessee, described according to a copy of a surveyor, as follows:

Beginning at a point on the westerly margin of Douglas Street, the common corner of Lot Nos. 3 and 4, which point is 150 feet south of the southwest intersection of said street and Hall's Lane or Old Hickory Boulevard; thence with the line between Lot Nos. 3 and 4 westwardly 210.5 feet, more or less, to the easterly line of the right of way of the L & N Railroad; thence with the line of same southwardly fifty (50) feet to the common corner of Lot Nos. 4 and 5; thence with the line between said lots eastwardly 214 feet more or less, to the westerly margin of Douglas Street; thence with the margin of same northwardly 50 feet to the point of beginning.

Being the same property conveyed to James Michael Clark by deed of record in Book 9981, page 718, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 112 DOUGLAS STREET, MADISON, TENNESSEE 37115
(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 my hand this 5th day of April, 2000

JAMES MICHAEL CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES MICHAEL CLARK, A MARRIED PERSON

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 instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 5th day of April, 2000

Commission expires January 27, 2001

LARGE
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____ .

My commission expires _____

Notary Public