WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred A. Donham, III (NAME)	Jefferson Heritage Mortgage Co. (NAME)	115-13 009
837 Bresslyn Road (ADDRESS)	3100 West End Avenue, Suite 530 (ADDRESS)	8DZ 50340
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (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, Reza Aliabadi Hagh*and Parvin Banoo Shagholi, married

*married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred A. Donham, III, married

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. 189 on the Plan of Brook Meade, Section 6, of record in Book 2331, pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Reza Aliabadi Hagh, unmarried, and Parvin Banoo Shagholi, his mother, by deed from Asghar RahbarNouhi and wife, Fatemeh Bahmani, of record in Book 6270, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 2333, page 629; Plan of record in Book 2331, pages 3 and 4; all in the Register's Office for Davidson County, Tennessee.

Sima Khayat-Kholghi joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Reza Aliabadi Hagh.

Instr:200005020054886 Page: 1 OF 2
REC'D FOR REC 06/02/2000 8:57:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $786.25

unimproved ( )
This is improved (X) property, known as 837 Bresslyn Road, Nashville, TN 37205
(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 hand s this 30th day of May, 2000

Reza Aliabadi Hagh

Parvin Banoo Shagholi by Reza Aliabadi Hagh
Parvin Banoo Shagholi, by: Reza Aliabadi Hagh, Attorney-in-Fact

Sima Khayat Kholghi by Reza Aliabadi
Sima Khayat-Kholghi, by: Reza Aliabadi Hagh, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reza Aliabadi Hagh

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 Brentwood, Tennessee, this 30th day of May, 2000.

Commission expires 9/23/2000

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Reza Aliabadi Hagh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Parvin Banoo Shagholi and Sima Khayat-Kholghi, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Parvin Banoo Shagholi and Sima Khayat-Kholghi, the bargainor(s), by the said Reza Aliabadi Hagh, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of May, 2000.

Notary Public

My Commission Expires: 9/23/2000

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