Box 52

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/00 15:32 2pgs
Fees:11.00 Taxes:174.64
20000913-0091196

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 2000

Notary Public

MY COMMISSION EXPIRES: 6/3/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tenn.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Azadeh Jafari (NAME)	New Owner (NAME)	155-8C-16
9473 Foothills Drive (ADDRESS)	(NAME) (ADDRESS)	155-8C-30
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(ADDRESS) (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, Lee Chira, Trustee

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

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 Nos. 16 and 30 as shown on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339 - 347, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee Chira, Trustee by deed from Nashville Properties Partnership, a Florida general partnership composed of W.C. Demetree, Lee Chira and Nashville Industrial Properties, Inc. of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All Rollback Taxes are the responsibility of the Grantor; (3) All restrictions of record; (4) All easements of record; (5) All visible easements; (6) All matters appearing on the plan of record; (7) All applicable governmental and zoning regulations.

6524 Chessington Dr., Nashville, TN &

This is unimproved ( ) improved (X) property, known as 509 Autumn Wood Ct., Nashville, TN
(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 8th day of September, 2000

Lee Chira by Linda Kennedy Attorney in Fact
Lee Chira, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

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

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 Linda J. Knudsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee Chira, Trustee, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Lee Chira, Trustee. WITNESS my hand and official seal at Brentwood, Tennessee, August 23, 2000.

Daphne O Cairnes
Notary Public

My Commission Expires: 9/13/2001

