(1)

Bk 436

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Mahyar Gharacholou and Gholam R. Kheshti 504 Leonard Ridge Court Nashville, Tennessee 37221	Same	Map: 133-15 Parcel: 87.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roman Catholic Bishop of the Diocese of Nashville, Tennessee and Father Ryan High School, Inc., as to an undivided 74.39% interest; Walter J. Rucker, Jr., for life estate; Walter Jordan Rucker, III, remainder, as to an undivided 6.4025% interest; Marilou Rucker as to an undivided 6.4025% interest, Peter Christian Rucker as to an undivided 6.4025% interest and Kelly L. Ratliff as to an undivided 6.4025% interest**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Mahyar Gharacholou and Gholam R. Kheshti** ("Grantee"), their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Travis Park, as of record in Book 3700, pages 61 and 62, Register's office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roman Catholic Bishop of the Diocese of Nashville, Tennessee and Father Ryan High School, as to an undivided 74.39% interest by deed from The Bank of Nashville, Executor of the Estate of Kenneth George Rucker dated April 24, 1997, recorded May 1, 1997, of record in Book 10438, page 514; Walter J. Rucker, Jr., for life with remainder to Walter Jordan Rucker, III as to an undivided 6.4025% interest and Peter Christian Rucker as to an undivided 6.4025% interest by quitclaim deed from Bank of America, N.A., formerly Nations Bank of Georgia, N.A., Trustee for the Walter J. Rucker Family Trust in Instrument No. 200001050001355; and Marilou Rucker as to an undivided 6.4025% interest and Kelly L. Ratliff as to an undivided 6.4025% interest by quitclaim deed from Bank of America, N.A., formerly NationsBank of Georgia, N.A., Trustee for the Marilou Rucker Family Trust of record in Instrument No. 200001050001356, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

Davidson County DEEDWARR
Recvd: 11/30/01 16:20 8pgs
Fees:43.00 Taxes:1480.00
20011130-0131993

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of NOVEMBER 9, 2001.

Edward U. Kmiec

Name: Edward U. Kmiec
Roman Catholic Bishop of the Diocese
Of Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edward U. Kmiec, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Edward U. Kmiec, **Roman Catholic Bishop of the Diocese of Nashville, Tennessee**, the within named bargainor, who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 9th day of Nov, 2001.

Mary F. Lambert
NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 27, 2004

MARY F. LAMBERT NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 19th day of November, 2001.

Notary Public

My commission expires

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of November 8, 2001.

Father Ryan High School, Inc.

By: William H. Farmer
William H. Farmer
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William H. Farmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President, authorized to execute this General Warranty Deed on behalf of **Father Ryan High School, Inc.**, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office on this the 8th day of November, 2001.

Lynn E. Mellon
NOTARY PUBLIC

My Commission Expires: 11/27/2004

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of November 14, 2001.

Marilou Rucker

Marilou Rucker

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marilou Rucker**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within General Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at SouthTrust Bank, 2:00 P.M., on this 14 day of November, 2001.

Tekarra Marie Womack

NOTARY PUBLIC

My Commission Expires: January 11, 2003

NOTARY PUBLIC

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of NOV 13, 2001.

Walter J. Rucker, Jr.

STATE OF GA.)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Walter J. Rucker, Jr.**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within General Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at Atlanta, Ga, on this 13 day of Nov., 2001.

Thomas J. Hoole
NOTARY PUBLIC

My Commission Expires: 10-28-02

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of Nov. 13, 2001.

Peter Christian Rucker

STATE OF GA)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peter Christian Rucker**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within General Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at Atlanta, Ga, on this 13 day of Nov., 2001.

NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 10-28-01

THOMAS C. SCOTT
Notary Public, Fulton County, Georgia
My Commission Expires October 28, 2001

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

H:\PWelch\CLOSINGS.DIR\Father Ryan\Father Ryan Deed.wpd

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of 11/14, 2001.

Walter J. Rucker, III

STATE OF Ga)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Walter J. Rucker, III**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within General Warranty Deed for the purposes therein contained.

SARAH GUY DELLINGER NOTARY PUBLIC FULTON COUNTY, GEORGIA

WITNESS my hand and official seal at 890 FAHartest Roswell Ga; on this 14 day of November, 2001.

NOTARY PUBLIC

My Commission Expires: April 20, 2004

SARAH GUY DELLINGER
Notary Public,Fulton County, Georgia
My Commission Expires April 20, 2004

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of 11-19, 2001.

Kelly L. Ratliff

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly L. Ratliff**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within General Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at Birmingham, Alabama on this 19th day of November, 2001.

Brenda S. Nichols
NOTARY PUBLIC

My Commission Expires: 11-19-03

BRENDA S. NICHOLS NOTARY PUBLIC STATE AT LARGE ALABAMA