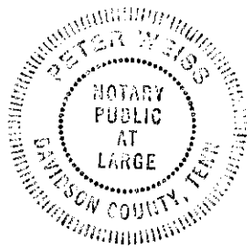
FILE BOX 19B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

02-2-54-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMSHID MOHEBBI (NAME)	" NEW OWNER " (NAME)	MAP 92-13
3527 Charlotte Pike (ADDRESS)	(ADDRESS)	PARCEL 38
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.#: 11W-69830

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, CLARENCE E. FEEMSTER AND WIFE, DIANE V. FEEMSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMSHID MOHEBBI, UNMARRIED AND JAMSHID SHARIFI, 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:

TRACT NO. I:
BEING the easterly 50 feet of Lot No. 1 of Block 3, on the Map of the Subdivision of the Plummer Place and part of Blocks Nos. 3, 8, 18, and 23, in Charlotte Park Company's Second Addition to Nashville, as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee, (a plan of Charlotte Park Company's Second Addition is of record in Book 57, Pages 160-161, Register's Office for Davidson county, Tennessee. Said part of said lot fronts 50 feet on the South side of Charlotte Avenue and runs back between parallel lines with Pilcher Avenue, 150 feet to a 20 foot alley and front 50 feet on said alley.

TRACT NO. II:
BEING the East 37 feet of Lot No. 2 and the West 13 feet of Lot No. 1 of Block 3 on the Map of the Subdivision of the Plummer Place, and part of Clobkcs 3, 8, 13, 18, and 23, in Charlotte Park Company's Second Addition to Nashville, as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee. (See plan of Charlotte Park Company's Second Addition in Book 57, Pages 160 and 161, in said Register's Office.) Said 37 feet of Lot No.2 and 13 feet of Lot No. 1 join and front together 50 feet on the South side of Charlotte Avenue, and extend back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Clarence E. Feemster and wife, Diane V. Feemster, by Deed from Josie L. Demonbreum, unmarried, recorded on August 9, 1989, of record in Book 7910, Page 281, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3705 Charlotte Pike, Nashville, TN 37209
(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 1st day of March, 2002

Clarence E. Feemster
CLARENCE E. FEEMSTER

Diane V. Feemster
DIANE V. FEEMSTER

Davidson County DEEDWARR
Recvd: 03/04/02 15:01 2pgs
Fees:13.00 Taxes:462.50

20020304-0026996

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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 CLARENCE E. FEEMSTER AND WIFE, DIANE V. FEEMSTER, the bargainors, with whom I am personally acquainted (or proved to me on 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 Brentwood, Tennessee, this 1st day of March, 2002.

My Commission Expires: 05/28/03

Notary Public

