Prepared by:
Richard H. Harrison
Attorney at Law
106 East Main Street
Manchester, Tennessee 37355

Owner & Tax Liability:
Reza M. Alviri & Faranak Davachi Alviri
7456 Stacy Drive
Nashville, Tennessee 37221

Map 92, Group 09, Parcel 351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, GARY A. TOLIVER and RABON W. JOHNSON, have bargained and sold, and by these presents do transfer and convey unto REZA M. ALVIRI and wife, FARANAK DAVACHI Alviri, their heirs and assigns, a certain tract or parcel of land located in the _____ Civil District of Davidson County, State of Tennessee, bounded and described as follows, to-wit:

TRACT NO. 1: Being Lot No. 38 on the map of the re-subdivision of the Wilcox property, as of record in Book 421, page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the northerly side of Charlotte Pike and runs back 148 feet on the westerly line and 147 feet on the easterly line to an alley measuring 50 feet thereon.

TRACT NO. 2: Being Lot No. 39 on the plan of Wilcox Subdivision of a 29 (25) acre tract, a plan of which is of record in Book 161, page 159, Register's Office of Davidson County, Tennessee, also described as Lot 39 on the plan of the re-subdivision of the Wilcox property, as of record in Book 421, page 42, said Register's Office.

Said Lot fronts 50 feet on the north side of Charlotte Avenue and runs back 149 feet on the west line and 148 feet on the east line to an alley in the rear, on which it measures 50 feet.

TRACT NO. 3: Being Lot No. 40 on the map of the re-subdivision of the Wilcox property, of record in Book 421, page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly side of Charlotte Pike and runs back 149 feet on the easterly line and 150 feet on the westerly line, along the easterly margin of 35th Avenue North, formerly Remy Street, to an alley in the rear on which it measures 50 feet.

Being the same real estate conveyed by David A. Harrington and Charles W. Dunn to Gary A. Toliver and Rabon W. Johnson by deed dated May 31, 1996 of record in Book 10068, page 398, Register's Office of Davidson County, Tennessee.

The above description is taken from prior deed.

Davidson County DEEDWARR
Recvd: 09/19/02 11:41 3pgs
Fees:18.00 Taxes:647.50
20020919-0114258

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said REZA M. ALVIRI and wife, FARANAK DAVACHI, their heirs and assigns, forever.

AND WE DO COVENANT with the said REZA M. ALVIRI and wife, FARANAK DAVACHI, 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.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title of said land to the said REZA M. ALVIRI and wife, FARANAK DAVACHI, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this the 31ST day of July 2002.

Gary Toliver
GARY A. TOLIVER

Rabon W Johnson
RABON W. JOHNSON

STATE OF TENNESSEE

COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, GARY A. TOLIVER and RABON W. JOHNSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Manchester, Tennessee, this 31ST day of July 2002.

Shannon R. Wood
NOTARY PUBLIC

My Commission Expires:

4/10/05

SHANNON R. WOOD NOTARY PUBLIC AT LARGE COFFEE CO. TN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 175,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this
the 19th day of Sept 20 02

Notary Public

~~My Comm. Exp.~~: _____