5207 07/07 221.00- CHECK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE, 2nd DAY OF July 19 81.

Notary Public

MY COMMISSION EXPIRES: July 11, 1981

(AFFIX SEAL)

MAIL

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khosrow Heshmati, et ux (NAME)	Realty Mortgage, Inc. (NAME)	142-10 45
7424 George Gaines Road (STREET ADDRESS OR ROUTE NUMBER)	Suite 200 6755 Peachtree Industrial Blvd, (STREET ADDRESS)	9D-23610
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30360 (CITY) (STATE) (ZIP)	

FOR AND IN 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, George C. Whitfield and wife, Ingrid M. Whitfield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Khosrow Heshmati and wife, Shirley C. Heshmati

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. 28 on the Plan of Harpeth Estates, Section II, as of record in Book 4175, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 91.00 feet on the northerly side of George Gaines Road and extends back 190.0 feet on the easterly line and 173.9 feet on the westerly line to a dead line measuring 91.60 feet thereon.

Being the same property conveyed to George C. Whitfield and wife, Ingrid M. Whitfield by deed from Horst Lossmann and wife, Judith Carol Lossmann of record in Book 5068, page 302, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5068, page 304, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The purchasers join in this conveyance and hereby agree to all the terms herein set out, and assume payment of the loan referred to hereinabove.

This is unimproved ( ) improved (X) property, known as 7424 George Gaines Road, Nashville, TN 37221
(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 2nd day of July, 19 81

George C. Whitfield

Ingrid M. Whitfield

Shirley C. Heshmati

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George C. Whitfield, Ingrid M. Whitfield, Khosrow Heshmati and Shirley C.Heshmati

the bargainors, 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 Nashville, Tennessee, this 2nd day of July 19 81

Commission expires July 11, 1981

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

George C. Whitfield, et ux

TO

Khosrow Heshmati, et ux

G 49502

IDENTIF. REFERENCE

Jul 7 11 40 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

c250 .25- CO
814.50 CO TX
.50 PRFE
4.00 RDELD
CHECK 819.25-
5207257/27E1 DSL .25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 9 5 0 2

T
IDENTIF. REFERENCE

JUL 7 11 40 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 831173