OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 6055 PAGE 829

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Ronnie A Baston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 1983.

Notary Public

MY COMMISSION EXPIRES: 10-22-1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Ronnie A. Baston (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	5DJ-52564
4712 Colemont Place (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	148-14
Antioch, TN. 37013 (CITY) (STATE) (P O ZIP)	Fairfax, VA 22031 (CITY) (STATE) (ZIP)	256 00

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, Fariborz Ferdowsi and wife, Lela Ferdowsi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie A Baston et ux Lisa A. Baston, as tenants by the entirety

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:

BEING Lot No. 102 on the Plan of Haywood Forest Section 3 of record in Book 5200, Page 245, Register s Office, Davidson County, Tennessee.

BEING the same property conveyed to Fariborz Ferdowsi by deed from Secretary of Housing and Urban Development, of record in Book 5943, Page 764 said Register's Office. Lela Ferdowsi herein joins to convey any and all rights and interest she may have; especially her marital rights.

THIS conveyance is subject to restrictions of record in Book 5583, Page 115 said Register's Office.

THIS conveyance is subject to a public utility and drainage easement and building lines of record in Book 5200, Page 245, said Register s Office.

THIS conveyance is subject to any and all existing easements of record.

CHECK

This is unimproved ( ) improved (XX) property known as 4712 Colemont Place (House Number) (Street) Antioch, TN 37013 (P O Address) (City or Town)

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 12TH day of MAY, 1983

Fariborz Ferdowsi: Fariborz Ferdowsi

Lela Ferdowsi: Lela Ferdowsi

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fariborz Ferdowsi and wife, Lela Ferdowsi

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 12TH day of MAY, 1983

Commission expires 6-20-85

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Fariborz Ferdowsi

Ronnie A. Baston

IDENTIF. REFERENCE

H 47547

MAY 13 9 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35900.00- CO	
			103.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	110.24-
		7182A05/13/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 5 4 7

IDENTIF. REFERENCE

MAY 13 9 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948677