This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

File 35-

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Moosa Gharachooloуand ~~Maliheh Mobasherian~~	Federated Financial Mortgage Corp.	
4909 Stillwood Drive	(NAME) 4501 Circle 75 Parkway, Suite B-2200	146-7-36
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6138 PAGE 994

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*

cash in hand paid by Moosa Gharachooloуand wife, Maliheh Mobasherian, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Moosa Gharachooloуand wife, Maliheh Mobasherian have assumed and agree to pay the unpaid balance of an original indebtedness of $60,000.00 secured by deed of trust of record in book 5496, page 672, Register's Office for Davidson County, Tennessee,

We, Noel F. Stahl and wife, Sandra Stahl,

have this day bargained and sold, and do hereby transfer and convey unto the said Moosa Gharachooloуand wife, Maliheh Mobasherian, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 128 on the Plan of Section 1, Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, described as follows:
Beginning on the easterly margin of Stillwood Drive at the corner of lots Nos. 128 and 129; thence with the line between said two lots eastwardly 265.2 feet to the northerly line of Lot No. 108; thence with said line northeastwardly 73 feet to the westerly line of lot No. 115; thence with the westerly line of lots Nos. 115 and 120 northwardly 45.1 feet to the corner of lots Nos. 127 and 128; thence with the line between said two lots wesrwardly 322.7 feet to the easterly margin of Stillwood Drive; thence with said Drive southwardly 100 feet to the beginning.
Being the same property conveyed to Noel F. Stahl and wife, Sandra Stahl by deed from Lawrence Leuthold and wife, Alma S. Leuthold, of record in Book 5496, page 669, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in book 2046, page 88, book 2195, page 45, book 2246, page 435, and book 2396, page 437; and to and owners certificate, a 65-foot building setback line from Stillwood Drive and a 10-foot easement for public utilities along the eastern line of said lot as shown on plan of record in book 1835, page 124, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 94,500.00

Subscribed and sworn to before me, this the 15th day of September, 19 83

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

This is improved (X) property, known as 4909 Stillwood Drive, Nashville, TN (House Number) (Street) P.O. Address (City or Town)

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. , except taxes for 1983 which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15th *day of* September, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Noel F. Stahl

Sandra Stahl

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6138 PAGE 995

Personally appeared before me, Mary Ensay, *a Notary Public in and for said County and State,* Noel F. Stahl and wife, Sandra Stahl

the within named bargainor S, *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* 15th *day of* September, *19*83.

Mary Ensay
Notary Public

Commission expires 4/8/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* ..... .

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

H 7 4 1 9 8

IDENTIF. REFERENCE

SEP 16 3 52 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Noel F. Stahl and wife,
Sandra Stahl

TO
Moosa Gharachoolou and wife,

Maliheh Mobasherian

8086 [illegible] CHECK

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6138 PAGE 996

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
			74500.00- CO	
			193.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	200.20-
8086A	09/16/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.4 1 9 8

IDENTIF. REFERENCE

SEP 16 3 52 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 979351