PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Hussain Mirian et ux 1206 Davidson Road Nashville, TN 37205	Mortgage Corporation of the South P. O. Box 10726 Birmingham, Alabama 35202	102-14 98 8D-53605

WARRANTY DEED

BOOK 6429 PAGE 938

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles F. Goggin, III, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hussain Mirian and wife, Pamela Mirian, hereinafter called the Grantee, Grantee's 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. 126 on the plan of Crest Meade, Section A, of record in Book 2330, page 154, Register's Office for said County.

SAID Lot No. 126 fronts 88.6 feet on the northeasterly margin of Davidson Road and extends back 215.6 feet on the northwesterly line and 189.9 feet on the southeasterly line to a broken line in the rear, measuring 116.8 feet, erroneously referred to in prior conveyance as 91.5 feet, thereon.

BEING the same property conveyed to Charles F. Goggin, III, unmarried, by Deed from Dale Hunt Nichols, Sr. and wife, Brenda J. Nichols, of record in Book 5224, page 235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Greer Mortgage Company of record in Book 5224, page 237, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee. The grantee further hereby assumes the obligation of Charles F. Goggin, III, under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness*

This is (~~xx~~)improved property, known as 1206 Davidson Road, Nashville, Tennessee 37205.

*above mentioned.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of November, 19 84.

Charles F. Goggin, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 19 84 before me personally appeared Charles F. Goggin, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6429 PAGE 939

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 79,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of November, 19 84.

My Commission Expires: 10-24-88

_____
Notary Public

FELIX W. WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1647.07

IDENTIF. REFERENCE

Nov 20 9 39 AM '84

FELIX W. WILKINS REGISTER
DAVIDSON COUNTY, TN

3564

11/20 211 -06- CHECK

WARRANTY DEED

from:
CHARLES F. GOGGIN, III

to:
HUSSAIN MIRIAN ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6429 PAGE 940

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

79000.00- CAMT.
205.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 211.90-
B564A11/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 7 0 7

IDENTIF. REFERENCE

Nov 20 9 39 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0086563