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FORM NO. WB-1

File Box 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,750.00

Shahram Nikahd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Shahram Nikahd (NAME)	Atlantic Coast Mortgage Company (NAME)	5DU 52607
156-158 Colemont Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr., Ste. 100/210 (STREET ADDRESS)	MAP 148-14
Antioch, TN. 37013 (CITY) (STATE) (P O Z.P)	Fairfax, VA. 22030 (CITY) (STATE) (ZIP)	PAR 267

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, Dennis W. Morgan and wife, June Arnold Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shahram Nikahd and wife, Marsha Nikahd, 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. 5 on the Plan of Colewood Acres, Section 5, of record in Book 5200, Page 303, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Dennis W. Morgan, unmarried by deed from James L. Oliver, unmarried of record in Book 6293, Page 972, Register's Office, Davidson County, Tennessee.

June Arnold Morgan 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 5710, Page 137, and amended in Book 5725, Page 540, said Register's Office.

This conveyance is subject to public utility & drainage easement and building setback line of record in Book 5200, Page 303, said Register's Office.

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

RECEIVED 4 27 3
IDENTIFICATION
JUN 25 2 31 PM '86
REGISTER
DAVIDSON COUNTY, TN

This is { unimproved / improved } property, known as 156-158 Colemont Drive, Antioch, TN. 37013
(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 seised 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 20th day of June, 19 86

Dennis W. Morgan
Dennis W. Morgan

June Arnold Morgan
June Arnold Morgan

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 Dennis W. Morgan and wife, June Arnold Morgan

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 20th day of June, 1986

Commission expires 4-19-87

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
Dennis W. Morgan

June Arnold Morgan

TO
Shahram Nikahd

Marsha Nikahd

title escrow, inc.

suite 216
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	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

06750.00- CMT.
225.42 CSTAX
.50 PRFE
6.00 WDEED
CHECK 231.92-
9911A06/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 7 3
1 4
REFERENCE
IDENTI
2 31 PM '86
Jun 25
REGISTER
COUNTY

No. 263401