File Box #24

BOOK 7292 PAGE 740

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Shahram Nikahd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 19 87

Patricia E. Clark
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James, Attys.; One Burton Hills Blvd. #130; Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Shahram Nikahd (NAME)	Atlantic Coast Mortgage Company (NAME)	133-13-153
544 Inwood Dr (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr., Ste. 100/210 (STREET ADDRESS)	133-13
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA. 22030 (CITY) (STATE) (ZIP)	153

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, O. H. MASON and wife, DOROTHY E. MASON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shahram Nikahd and wife, Marsha Faye 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:

Land in Davidson County, Tennessee, being lot number 2 on the plan of Inwood Drive Subdivision, as of record in Book 6050, page 269, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to O. H. Mason by deed of record in Book 6921, page 724, said Register's Office.

Subject to the plan and restriction as of record.

Dorothy E. Mason, spouse of O. H. Mason, joins in this conveyance.

This conveyance is subject to public utility & drainage easement containing an eight inch sewer line, drainage easement, sideyard line, and building setback line of record in Book 6050, Page 269, said Register's Office.

This conveyance is subject to a sewer easement of record in Book 5652, Page 439, said Register's Office.

4437-1

IDENTIFICATION REFERENCE

JUL 9 2 05 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 544 Inwood Dr. Nashville, TN 37211
(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 87

O. H. Mason
O. H. MASON

Dorothy E. Mason
DOROTHY E. MASON

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 O. H. MASON and wife, Dorothy E. Mason

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 87

Commission expires 5-8-91

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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public

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
			7350.00-	CAPITAL
			219.80	CSTAX
			.50	PRFEE
			6.00	MORTG
			CHECK	3[illegible].30-
			0258A07/09/87 DAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.3.7.1.

IDENTIFICATION REFERENCE

JUL 9 2 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102465