BOOK 7293 PAGE 854 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Iraj Fani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 1987.

Notary Public

MY COMMISSION EXPIRES: 2/11/88.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dewey Pedigo, Jr., Atty., 301 Stahlman Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iraj Fani, et ux (NAME)	First Wachovia Mortgage Company (NAME)	Map 133-12
(STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	Parcel 122
(CITY) (STATE) (P.O. ZIP)	Winston-Salem, N.C. 27102 (CITY) (STATE) (ZIP)	

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, ELTON H. STRONG, III, a single person and BARBARA JEAN LOPER-LOCKE, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRAJ FANI AND WIFE, NARJES NOUHNEJAD

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 No. 1 on the Plan of Section One, Greenwood Hills, of record in Book 3106, page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elton H. Strong, III and Barbara L. Loper by deed from Larry E. Ridlen and wife, Karen A. Ridlen of record in Book 5883, page 981, said Register's Office. Barbara L. Loper and Barbara L. Loper-Locke is one and the same person, also the same as Barbara Jean Loper-Locke.

The above described property is conveyed subject to the following:

1. The 1987 taxes, which have been prorated, and are assumed by the Grantees.
2. Matter that appear in the Plan of record in Book 3106, page 37, said Register's Office.
3. Restrictive Covenant of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank, of record in Book 5119, page 977, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the Grantees.

This is unimproved ( ) improved (X) property, known as 308 Paragon Mills Road, Nashville, Tennessee. 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 hands this 10th day of July, 1987

Elton H. Strong III
ELTON H. STRONG, III

Barbara Jean Loper-Locke
BARBARA JEAN LOPER-LOCKE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Elton H. Strong, III and Barbara Jean Loper-Locke

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1987.

Commission Expires 3/11/90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Elton H. Strong, III and

Barbara Jean Loper-Locke

TO

Iraj Fani

and wife,

Narjes Nouhnejad

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

44730

IDENTIFICATION REFERENCE

JUL 10 1 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$ 15.00

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

8600.00- CONV.
182.00 STAX
.50 PRFEE
6.00 MORTG
CHECK 188.50-
0684A07/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.7.3.0

IDENTIFICATION REFERENCE

JUL 10 1 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102881