Box 14

4409
430893-1

BOOK 7408 PAGE 681

Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Cynthia W. O'Neil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 19 87

Notary Public

MY COMMISSION EXPIRES: 1-30-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia W. O'Neil (NAME)	~~Tennessee Housing Development Ag~~ Fidelity Federal S&L (NAME)	Map 52-3
781 Hospital Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 89
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	11D-43670

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, Mohamad Mehramfar and wife, Ehteram Najafabadi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia W. O'Neil, unmarried

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 a part of a lot marked "B" on the Map of Homeacres, a Subdivision of record in Book 974, page 39, said Register's Office.

Beginning in the center of Hospital (formerly Sanitarium) Drive at a railroad spike 53 feet east of the southeast corner of the property conveyed to George E. Goodner by deed of record in Book 1341, page 45, said Register's Office; thence Northwardly 80 feet to an iron pin; thence Westwardly 53 feet to an iron pin in Goodner's easterly line; thence with Goodner's easterly line North 2 degrees 30' east 120 feet to an iron pin; thence eastwardly 97 feet to a stake; thence southwardly 200 feet to a railroad spike in the center of Hospital Drive (formerly Sanitarium Drive; thence with the center of said Drive Westwardly 44 feet to the beginning.

Tract 2: Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, described as follows: Beginning in the center of Hospital Drive (formerly Sanitarium), at a railroad spike, 53 feet East of the Southeast corner of the property conveyed to George E. Goodner by deed from Ruth Darnall of record in Book 1341, page 45, said Register's Office; thence Northwardly 80 feet to an iron pin; thence Westwardly 53 feet to an iron pin, in Goodner's East line; thence with Goodner's Easterly line Southwardly 80 feet to said railroad spike in the center of Hospital (formerly Sanitarium) Drive; thence Eastwardly with center of Hospital (formerly Sanitarium) Drive 53 feet to the point of beginning.

Being the same property conveyed to Mohamad Mehramfar and wife, Ehteram Najafabadi by deed from Perry F. Louden and wife, Phyllis A. Louden as of

CHECK
This is unimproved (XX) improved ( ) property, known as 781 Hospital Drive, Madison, Tennessee 37115
(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 their hand s this 13th day of November, 19 87

Mohammad Ali Mehramfar
Mohamad Mehramfar

Ehteram Najafabadi
Ehteram Najafabadi

STATE OF TENNESSEE
Davidson County

BOOK 7408 PAGE 682

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mohamad Mehramfar and wife, Enteram Najafabadi

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 13th day of November, 1987.

Notary Public

Commission Expires Jan 19, 1990

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

Mohamad Mehramfar and wife, Enteram Najafabadi

TO

Cynthia W. O'Neil, unmarried

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

record in Book 7212, page 790, said Register's Office.

8443U

IDENTIFICATION REFERENCE

Nov 20 2 38 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7408 PAGE 683

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

4750 CANT.
133.00 CSTAX
.50 PRFEE
6.00 *DEED
CHECK 139.50-
4850A11/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:43 0.

IDENTIFICATION REFERENCE

NOV 20 2 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37987