FILE 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
SAM SAEID AGHABEIGI ET UX	SOVRAN MORTGAGE CORPORATION	2D 76012
(NAME) 305 Bristol Mountain Court	(NAME) 201 East Cary Street	135-14A-24
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Richmond, VA 23219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

3538 03/07 0101 03CHECK 322.06

CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION,

have bargained and sold, and by these presents do transfer and convey unto the said SAM SAEID AGHABEIGI AND WIFE, JANIE S. MILLER AGHABEIGI

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of PINNACLE POINT SUBDIVISION, PHASE 2, as of record in Plat Book 6900, page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being a portion of the same property conveyed to Centex Real Estate Corporation, a Nevada corporation, by deed from Centex Homes Corporation of record in Book 7444, page 115, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN
MAR 7 10 48 AM '88
IDENTIFICATION REFERENCE
10474

unimproved ( )
This is improved (xx) property, known as 305 Bristol Mountain Court
(House Number) (Street)
Antioch, Tennessee 37013
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 19th day of February, 19 88.

CENTEX REAL ESTATE CORPORATION

BY: Kurt Allshouse

Kurt J. Allshouse, Division Controller

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, a Notary Public in and for said County and State _____

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

Witness my hand and official seat at _____ Tennessee, this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kurt J. Allshouse with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Division Controller of the Centex Real Estate Corporation, the within named bargainor, a corporation, and that he as such Division Controller being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Division Controller.

Witness my hand and seat, at office in Madison, Tennessee this 19th day of February, 19 88.

Bruce B. Donahue Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 112,750.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 19th day of February, 19 88.
My commission expires 7-17-88 Notary Public Bruce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

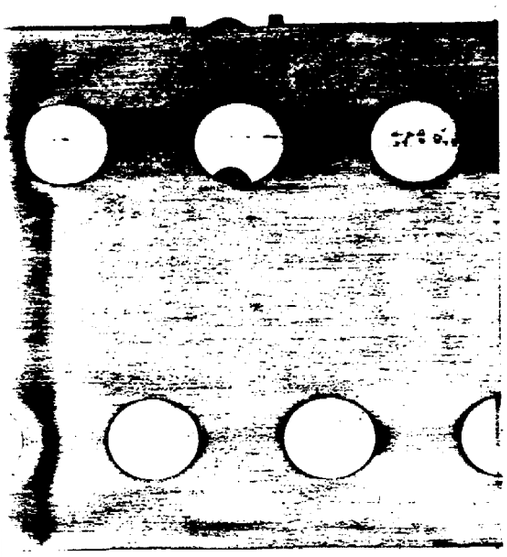
WARRANTY DEED

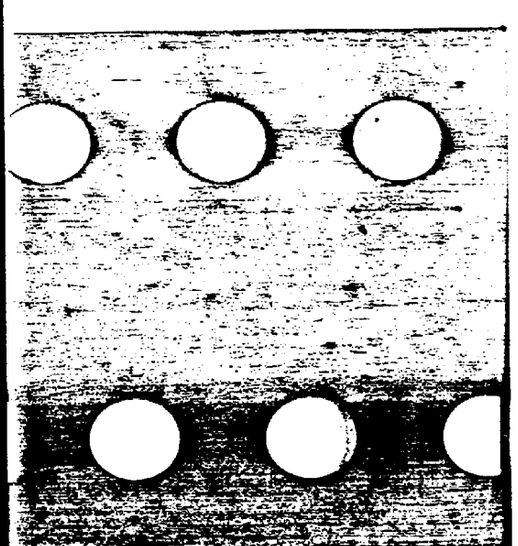
FROM
CENTEX REAL ESTATE CORPORATION

TO
SAM SAEID AGHABEIGI ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





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 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

CAMT	112750.00
CON TX	315.56
PRFEE	0.50
MISCD	6.00
TOTAL	322.06
CHECK	322.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3358

I.0474.

IDENTIFICATION REFERENCE

MAR 7 10 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68033