FILE BOX 30

BOOK 7578 PAGE 204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,000.00

Subscribed and sworn to before me, this the 15 day of June 19 88

Affiant

My commission expires: July 13, 1991 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R12380
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Mansoor Tavakoli Dehaghi	SOVRAN MORTGAGE CORPORATION
3553 Albee Drive (STREET ADDRESS)	P. O. Box 121999 (STREET ADDRESS)
Hermitage, TN 37076 (CITY / STATE / ZIP)	Nashville, TN 37212-1999 (CITY / STATE / ZIP)
MAP & PARCEL NO.	086-10-0 051.00 / 04D 02034

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Jess S. Shearin joined by his wife, Carolyn T. Shearin

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Mansoor Tavakoli Dehaghi, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 79 on the Plan of Chapelwood, Section 2, of record in Plat Book 5200 at page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Jess S. Shearin by Deed of record in Book 6322 page 364, Register's office for said County.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of SOVRAN MORTGAGE CORPORATION as recorded in Book 5527 at page 125, Register's Office for Davidson County, Tennessee, which the Grantee(s) hereby agree to assume and pay.

42001.

IDENTIFICATION REFERENCE

JUN 21 8 40 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7752 06/21 0101 03CHECK 182.90

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3553 & 3555 Albee Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 15 day of June, 19 88

Jess S. Shearin

Carolyn T. Shearin

State of Tennessee
County of Davidson

BOOK 7578 PAGE 205

On this 15 day of June, 19 88, before me personally appeared Jess S. Shearin & Carolyn T. Shearin to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Notary Public
Ruth M. Foran

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

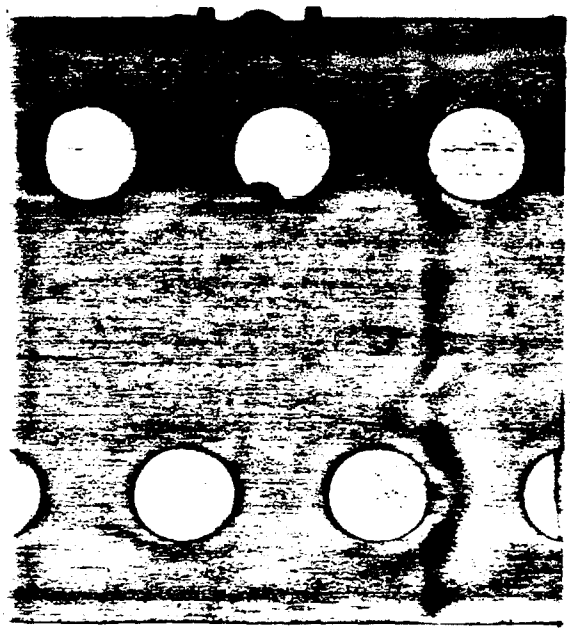
Witness my hand and official seal.
My Commission expires:

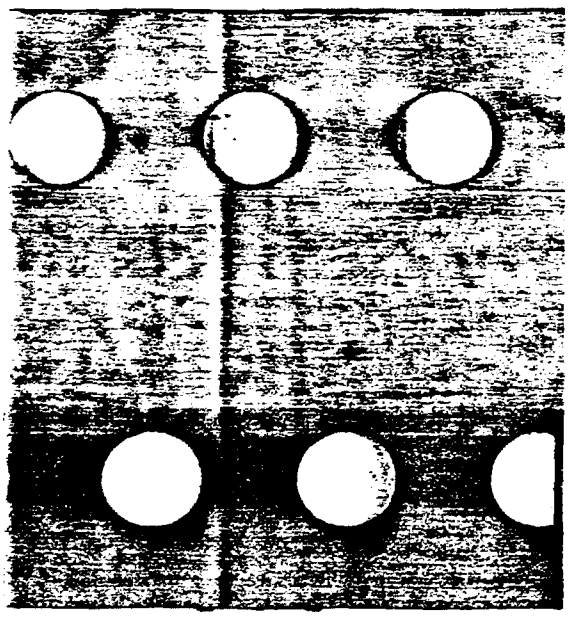
_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7578 PAGE 206

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	63000.00
CON TX	176.40
PRFEE	0.50
WDEED	6.00
TOTAL	182.90
CHECK	182.90

06/21/88 01 08:43 0001 7752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42001.

IDENTIFICATION REFERENCE

JUN 21 8 40 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104552