2102 10/28 0101 03C4EDK 243.77

Prepared by:
THE LAW OFFICE OF
GEORGE H. THOMPSON, III
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP** 133-16
Jim Shahram Nikahd and	Leader Federal	Parcel 235
Abbas Yavari	Savings and Loan	05DU 07753
P.O. Box 110452	P.O. Box 1860	
Nashville, TN 37211	Memphis, TN 38101-1860	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **SIX THOUSAND FIVE HUNDRED SIXTY THREE DOLLARS AND SIX CENTS ($6,563.06)**, cash in hand paid by the within named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to **LEADER FEDERAL SAVINGS AND LOAN** in the approximate amount of $65,336.94, which deed of trust is evidenced by record in Book 6922, Page 680, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

TABITHA YVETTE JUSTICE, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **JIM SHAHRAM NIKAHD** and **ABBAS YAVARI**, GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Indian Mound Subdivision of record in Book 5800, Page 92, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Tabitha Yvette Justice by deed from William A. Martin and wife, Pamela C. Martin, of record in Book 6966, Page 4, Register's Office for Davidson County, Tennessee.

THIS conveyance is being made subject to and by assumption of a mortgage with an approximate loan balance of $65,336.94, payable to Leader Federal Savings and Loan, and as evidenced by Deed of Trust of record in Book 6922, Page 680, Register's Office for Davidson County, Tennessee.

This is improved property known as 303 Paragon Mills, Nashville, Tennessee 37211.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is

unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her 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.

WITNESS my hand this 28th day of October, 1988.

Tabitha Yvette Justice
TABITHA YVETTE JUSTICE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TABITHA YVETTE JUSTICE**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 28th day of October, 1988.

Monica D Edwards
NOTARY PUBLIC

My Commission Expires: 1/21/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **SEVENTY ONE THOUSAND NINE HUNDRED ($71,900.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

John Jarvis
AFFIANT

SWORN to and **SUBSCRIBED** before me this 28th day of October, 1988.

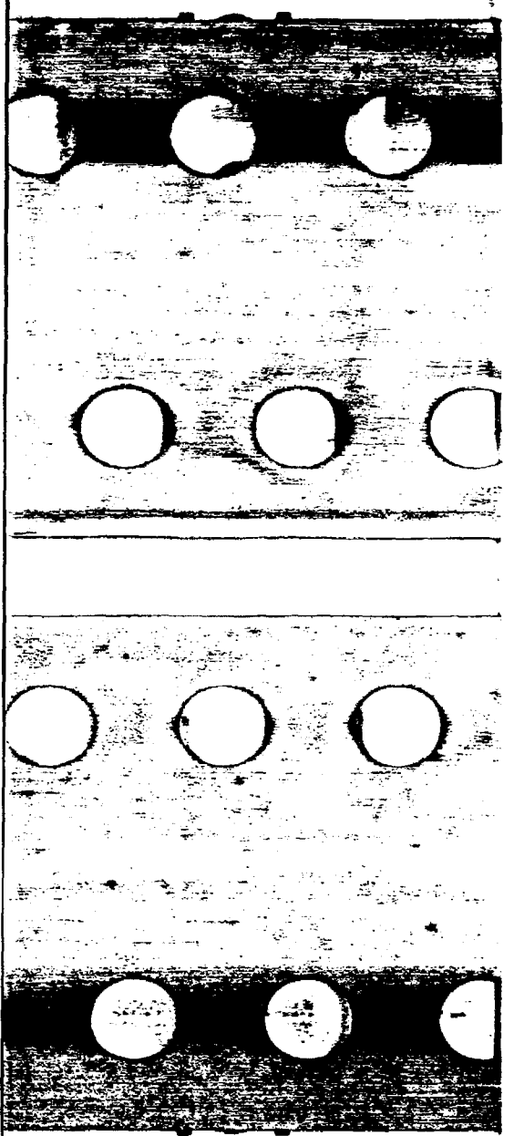
Monica D Edwards
NOTARY PUBLIC

My Commission Expires: 1/21/90

IDENTIFICATION

OCT 28 2 28 PM '88
FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TN

8.06.87



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7689 PAGE 692

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	71900.00
CON TX	237.27
PRFEE	0.50
WDEED	6.00
TOTAL	243.77
CHECK	243.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2102

80687

IDENTIFICATION REFERENCE

Oct 28 2 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148831