WARRANTY DEED. (For Typewriter) (Box 687-1) Revised MARSHALL & BRUCE - NASHVILLE

N-1040

WARRANTY DEED BOOK 7747 PAGE 916

This instrument prepared by:

WHITE, REGEN & STUART, ATTORNEYS (Name) | 110 N. MATHIS DRIVE (Street address or Route Number)

DICKSON (City) | TENNESSEE (STATE) | 37055 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Amir Karshenas (NAME:)	Chemical Mortgage Co. (NAME:)	
927 Beech Bend Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 06352 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) STATE (ZIP CODE)	Columbus, Ohio 43215 (CITY) STATE (ZIP CODE)	156-2-114

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid by Amir Karshenas and wife, Amanda H. Karshenas, the receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of and agreement by the grantees herein to pay a certain promissory note dated 4/25/86, payable to Atlantic Coast Mortgage Company in the principal amount of $73,250.00, secured by a deed of trust on the hereinafter described property of record in Book No. _____ at page _____, Register's Office of Davidson County, Tennessee; thereafter assigned by Chemical Mortgage Company, and the grantees agree to assume said indebtedness commencing with the January 1, 1989 payment;

we, Daniel P. Spencer and wife, Shirley D. Spencer,

have bargained and sold, and by these presents do transfer and convey unto the said Amir Karshenas and wife, Amanda H. Karshenas, their

heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Being Lot No. 614 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Book 4860 at page 111 and amended in Book 5051 at page 89 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 110 feet on the southeasterly margin of Beech Bend Drive and extends back 115.2 feet on the northeasterly line and 167 feet on the southwesterly line to a broken line in the rear, measuring 125.5 feet thereon.

Being the same property conveyed to Daniel P. Spencer and wife, Shirley D. Spender, by deed from Lloyd E. Guiliani, Jr. and wife, Robin L. Guiliani, dated December 1, 1988, of record in Book 7719 at page 882 in the Register's Office for Davidson County, Tennessee.

This instrument was prepared upon information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,371.37
Amanda H. Karshenas
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 1989.
S. Chandler
Deputy Register

The previous and last conveyance being a Deed to (same as above)

from

Registered in Register's Office of _____ County, State of Tennessee,

in Vol. _____ Page _____

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Amir Karshenas and wife, Amanda H. Karshenas, their

heirs and assigns, forever. And we do covenant with the said Amir Karshenas and wife, Amanda H. Karshenas,

that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said

Amir Karshenas and wife, Amanda H. Karshenas, their

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 20th day of December, 19 88

Witness:

Daniel P. Spencer

Daniel P. Spencer

Shirley D. Spencer

Shirley D. Spencer

State of Tennessee _____ County.

The foregoing Deed was received and transferred.

This _____ day of _____, 19_____, at _____ O'Clock _____ M.

_____

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

BOOK 7747 PAGE 918

STATE OF TENNESSEE, COUNTY

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Daniel P. Spencer and wife, Shirley D. Spencer,

the bargainor S, 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 _____

_____ Tennessee, this _____ day of December, 19 88

My Commission Expires 10-13-91, 19___ Carolyn Folks

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

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

the 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 seal, at _____

_____ Tennessee, this _____ day of _____, 19___

My Commission Expires _____, 19___ _____

Notary Public

STATE OF TENNESSEE, _____ COUNTY: REGISTER'S OFFICE, _____, 19___

The foregoing instrument and certificate were noted in Note Book _____, Page _____ At _____ O'clock _____M

_____, 19___ and recorded in _____ Book _____, Series _____

Page _____.

State Tax Paid $_____ Fee $_____ Recording Fee $_____ Total _____. Receipt No. _____

Witness my hand.

_____

Register

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $....., which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

.....

Affiant.

Subscribed and sworn to before me this the..... day of .....,

19.....

.....

Register or Notary Public.

Warranty Deed

FROM

Daniel P. Spencer and wife,
Shirley D. Spencer

TO

Amir Karshenas and wife,
Amanda H. Karshenas

STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the.....day of

....., A.D. 19....,

at.....o'clock.....M. Noted in Note Book

....., page....., and recorded in Book

of Deeds....., Vol....., Page.....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

00164

4678 01/10 0101 03CHECK 254.72

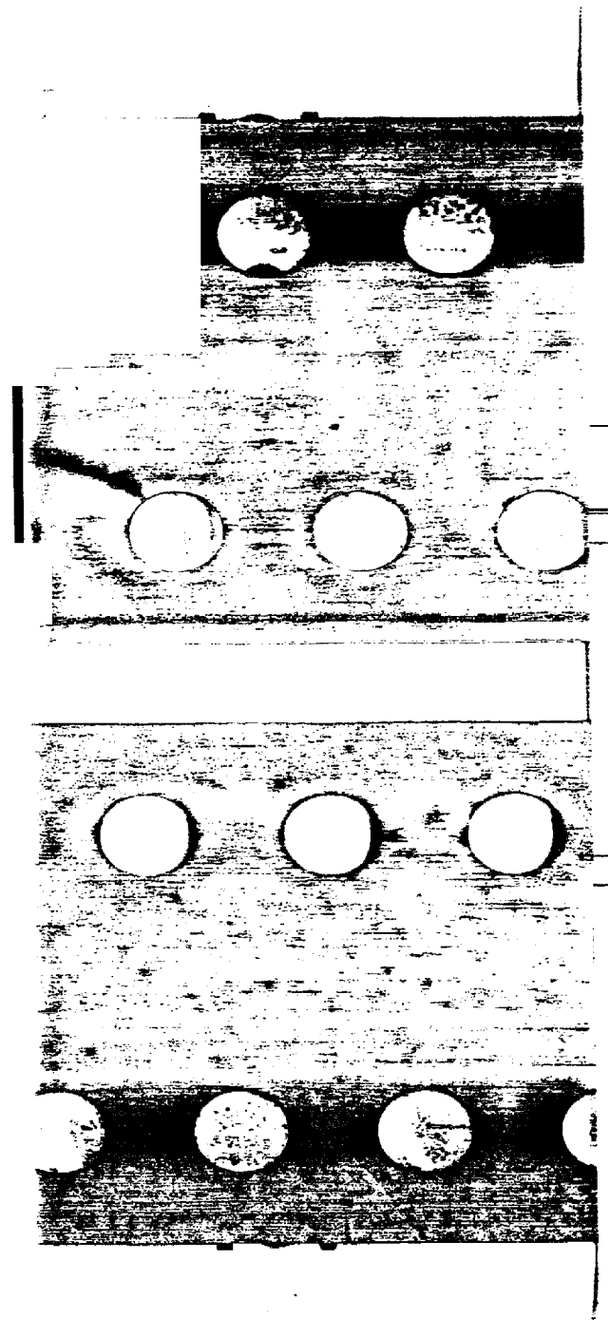
IDENTIFICATION REFERENCE

JAN 10 9 07 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

BOOK 7174 PAGE 919



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

RECEIVED OF _____

FOR _____

BOOK 7747 PAGE 920

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 73371.37
				CON TX 242.22
				PRFEE 0.50
				WDEED 12.00
				TOTAL 254.72
				CHECK 254.72
01/10/89	01			09:08 0001 4678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00164

IDENTIFICATION REFERENCE

JAN 10 9 07 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171352