Bar
FORM No. WD-1 53

BOOK 7823 PAGE 240

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,436.43

Vicki Rodgers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF April 19 89

A. Gwynn Adair
Notary Public

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	
MOHAMMAD ALI MEHRAMFAR	SOUTHEAST MORTGAGE COMPANY	MAP 43-06
(NAME)	(NAME)	
565 SINGER AVENUE	P. O. BOX 026058	PAR. 207
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN 37115	MIAMI FL 33102	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, BARRY L. ANDERTON and wife, MARILYN ANDERTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOHAMMAD ALI MEHRAMFAR and wife, EHTERAM NAJAFABADI

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 Lot No. 102 on the Plan of Madison Park, Section 3, as of record in Book 3500, page 104, Register's Office for said County, described as follows:

BEGINNING on the southeasterly margin of Roosevelt Avenue at the corner of Lots Nos. 101 and 102; thence with the line between said two lots southeasterly 113.21 feet; thence southwesterly 105.94 feet to the easterly margin of Becklea Drive; thence with the same northwesterly 75.95 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 39.27 feet to the southerly margin of Roosevelt Avenue; thence with the same northeasterly 77.27 feet to the beginning.

Being the same property conveyed to Barry L. Anderton by deeds of record in Book 4311, page 888, and Book 5402, page 428, Register's Office for Davidson County, Tennessee.

Marilyn Anderton joins in this conveyance for the purpose of conveying any right, title or interest, which she may have marital or otherwise in and to subject property.

Grantees herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 5095, page 24, Register's Office for Davidson County, Tennessee.

unimproved ( ) property, known as 502 Roosevelt Avenue, Madison, TN 37115
is is improved (XX)
(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 heir 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 covey 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 our hands this 18th day of April 19 89

Barry L. Anderton
Barry L. Anderton

M. Al-Mehramfar
Mohammad Ali Mehramfar

Marilyn Anderton
Marilyn Anderton

Ehteram Najafabadi
Ehteram Najafabadi

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARRY L. ANDERTON AND WIFE, MARILYN ANDERTON MOHAMMAD ALI MEHRAMFAR AND WIFE, EHTERAM NAJAFABADI

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 18th day of April 19 89

Commission expires January 21, 1990

A. Ann Ada
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

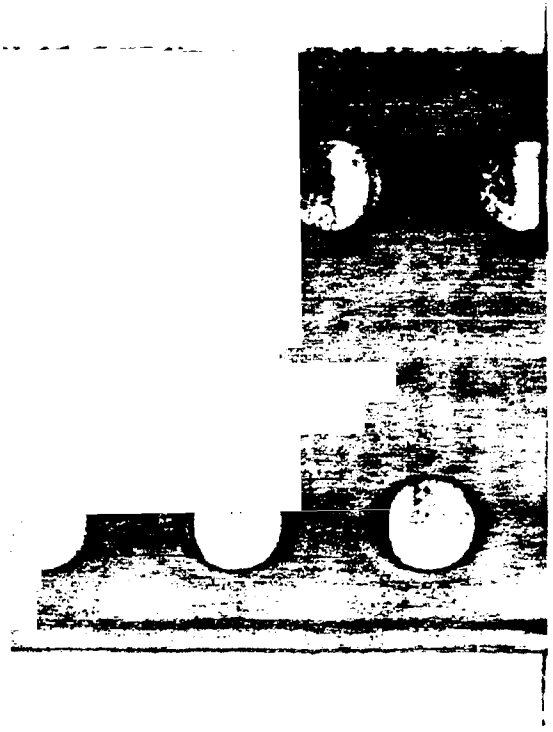
EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

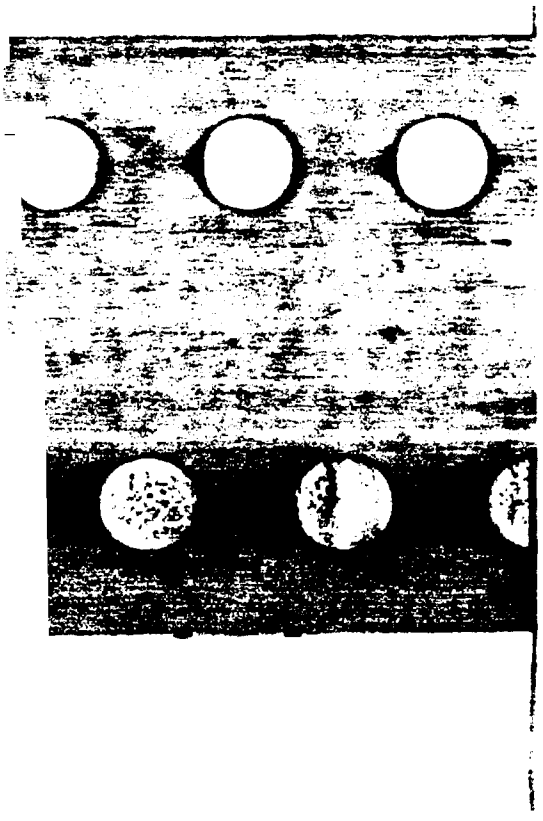
27194

IDENTIFICATION REFERENCE

APR 24 12 41 PM '89

8518 04/24 0101 03CHECK 189.32





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	55436.43
CON TX	182.82
PRFEE	0.50
WDEED	6.00
TOTAL	189.32
CHECK	189.32

04/24/89 01 12:42 0001 8518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27194

APR 24 12 41 PM '89

No. 202870