FILE BOX "7" FILE NO. 25294

BOOK 7943 PAGE 760

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,597.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 19 89

Notary Public

MY COMMISSION EXPIRES: 11-2-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAMID K. ARAB	LEADER FEDERAL SAVINGS AND LOAN	105-13-132
(NAME) 1308 Beechwood Ave.	(NAME) P. O. Box 1860	24W 11465
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37212	(STREET ADDRESS) Memphis, Tennessee 38101-1860	
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 RICHARD B. POWELL and wife, SARAH L. POWELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAMID K. ARAB, a single person,

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 part of Lot No. 83, said lot being the westerly 50 feet of Lot 83 on the Plan of Lots of Belmont Land Companies, of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 83 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 188.00 feet to an alley.

BEING the same property conveyed to Richard B. Powell and wife, Sarah L. Powell by deed from V. Virginia Davis, of record in Book 6883, page 535, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to LEADER FEDERAL SAVINGS AND LOAN, of record in Book 6883, page 538, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1308 Beechwood Avenue, Nashville, Tennessee 37212
(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 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of September, 19 89

RICHARD B. POWELL

SARAH L. POWELL

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RICHARD B. POWELL and wife, SARAH L. POWELL,

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 Nashville, Tennessee, this 8th day of September, 19 89.

Commission Expires 11-21-92

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

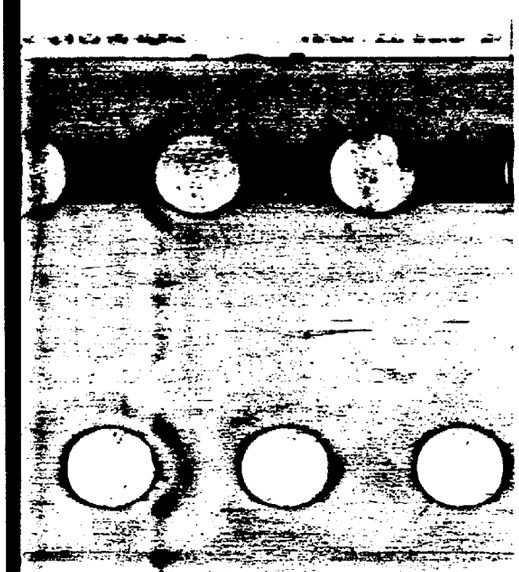
68.18.8:

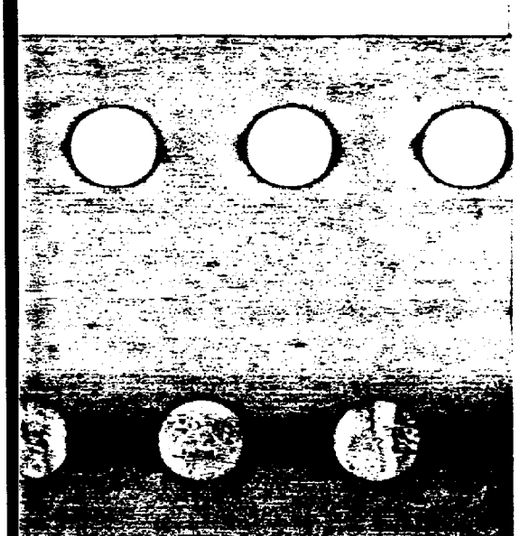
IDENTIFICATION REFERENCE

SEP 21 1 36 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7097 09/21 0101 CHECK 216.88





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

MAMT 63597.05
ERR CO
MAMT 63597.05-
CAMT 63597.05
CON TX 209.88
PRFEE 1.00
WDEED 6.00
TOTAL ~~216.88~~
CHECK ~~216.88~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/21/89 01 13:38 0001 7097

6 8 1 8

IDENTIFI REFERENCE

SEP 21 1 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251065