BOOK 7963 PAGE 751 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$64,000.00 Vegan Fakhoor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 89

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

File # 25321
Loan # 2431882

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
VEGAN FAKHOORIAN (NAME)	Citizens and Southern Mortgage Corporation (NAME)	MAP 162-1
353 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PAR 21
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Tucker, GA- 30085-0656 (CITY) (STATE) (ZIP)	5DU 41046

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, ALVIN L. MANN and wife TANYA P. MANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VEGAN FAKHOORIAN and wife TAMRA FAKHOORIAN

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, described according to a survey by Campbell Surveying Co. dated 9/28/89 as follows:

BEGINNING at a point on the southerly margin of Tusculum Road located .426 miles, more or less, from Nolensville Road, said point also being the northwesterly corner of the Church of Christ property (Book 4621, Page 388,); thence, with the Church's westerly property line S 2 deg 20' E 338.7' to a point in the northerly property line of David Vernon Smith (Book 5124, Page 300, said Register's Office); thence with Smith's northerly property line S 84 deg W 114.6' to the southeasterly corner of the George A. Gunselman property (Book 3255, Page 217 said Register's Office); thence, with Gunselman's easterly property line N 6 deg W 332' to a point on the southerly margin of Tusculum Road; thence, with said margin eastwardly 137' to the point of beginning.

751176 IDENTIF. TREFERENCE Oct 19 11 51 AM '89 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TN.

7086 10/19 0101 03CHECK 218.20

unimproved / This is improved X property, known as 35 3 Tusculum Road, Nashville, TN 37211
(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 their hand s this 28th day of September, 19 89

Alvin L. Mann
ALVIN L. MANN

Tanya P. Mann
TANYA P. MANN

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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 ALVIN L. MANN and wife TANYA P. MANN

the bargainors, 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 28th day of ~~September~~, 19 89.

Commission Expires 3-11-91

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

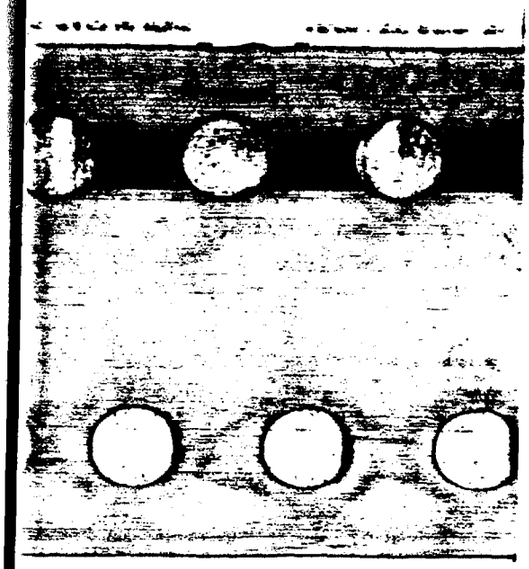
ALVIN L. MANN

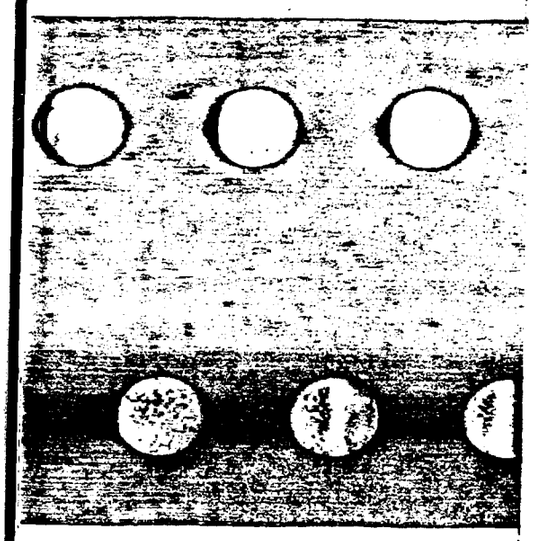
TANYA P. MANN TO

VEGAN FAKHOORIAN

TAMRA FAKHOORIAN

Saturn & Mazer, Attorneys
Row 1
Box 7





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 64000.00
CON TX 211.20
PRFEE 1.00
WDEED 6.00
TOTAL 218.20
CHECK 218.20

10/19/89 01 11:54 0001 7086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75176

IDENTIF. REFERENCE

OCT 19 11 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259230