THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

2655 12/07 0101 03CHECK 207.01

ADDRESS NEW OWNER:

SOGHRA KARSHENAS
927 Buchhurd Dr.
Nashville Tn. 37221
SEND TAX BILLS TO:

FIRST UNION MORTGAGE CORP.
4300 SIX FORKS ROAD
P.O. BOX 18109
RALEIGH, N.C. 27619

MAP/PARCEL NUMBER:

MAP 131-04
PARCEL 150

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,735.21

Sam Karshenas
AFFIANT

Subscribed and sworn to me, this the 30TH day of NOVEMBER, 1989.

Notary Public
My commission expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from John P. Buchanan et ux, Gladys E. Buchanan, to Metropolitan Mortgage Fund, Inc., of record in Book 5679, page 672, the liability for which the Grantee hereby expressly assumes and holds Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, DOROTHY W. APFFEL, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said SOGHRA KARSHENAS, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1115 WOODVALE DRIVE, NASHVILLE, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 30TH day of NOVEMBER, 1989.

Dorothy W. Apffel
DOROTHY W. APFFEL

Soghra Karshenas By Her Attorney in-Fact
SOGHRA KARSHENAS, UNMARRIED

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY W. APFFEL, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30TH day of NOVEMBER, 1989.

Denise C. Allis
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMIR KARSHENAS, to me known to be the person who executed the foregoing instrument in behalf of SOGHRA KARSHENAS and acknowledged that HE executed the same as the free act and deed of the said SOGHRA KARSHENAS, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 30TH day of NOVEMBER, 1989.

Denise C. Allis
Notary Public

My Commission Expires: 5-11-92

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot NO. 7, Block No. 20, on the plan of College Park, of record in Book 843, page 29, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly margin of Woodvale Drive and extends back between parallel lines, 163 feet to a dead line.

Being the same property conveyed to Dorothy W. Apffel, a widow, by Deed from Bill D. Gray et ux, Jane Graham Gray, of record in Book 6350, page 355, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. The Plan of record in Book 843, page 29, said Register's Office.

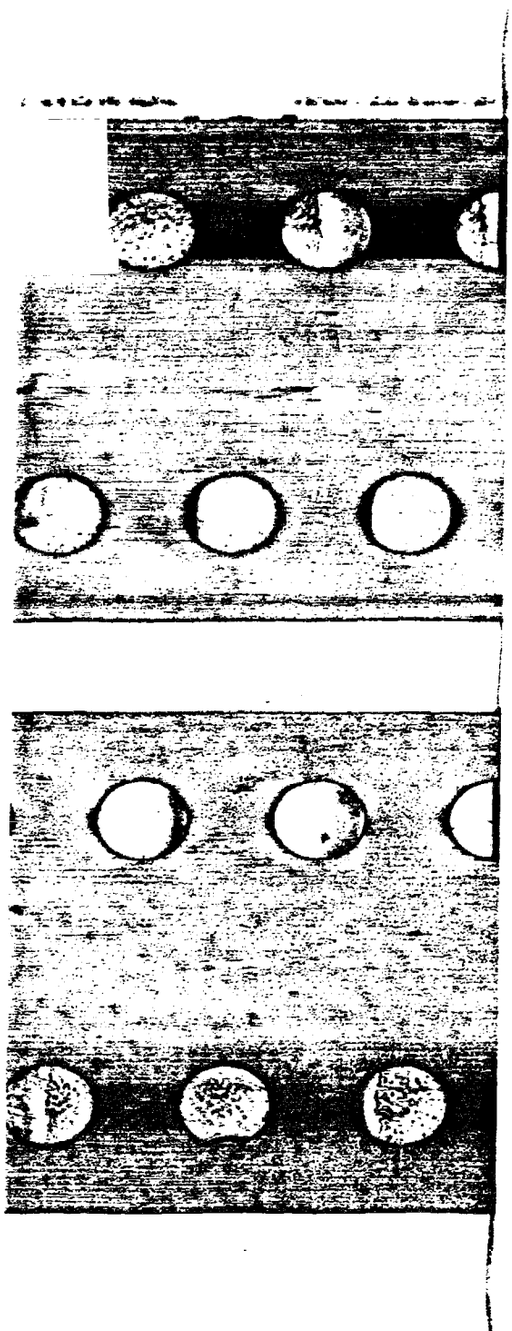
3. Deed of Trust from John P. Buchanan et ux, Gladys E. Buchanan, to Donald L. Poleway and D. Gene Merrill, Trustees, of record in Book 5679, page 672, said Register's Office, to secure to Metropolitan Mortgage Fund, Inc., the payment of one note dated November 11, 1980, in the original principal amount of $49,500.00, due and payable as set forth therein.

87702

IDENTIF. TREFERENCE

DEC 7 10 34 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8000 PAGE 695

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	59735.21
CON TX	197.01
PRFEE	1.00
MDEED	9.00
TOTAL	207.01
CHECK	207.01

12/07/89 01 10:32 0001 2655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87702

IDENTIF. TREFERENCE

DEC 7 10 34 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 273846