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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Michael K. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 1989.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Michael K. & Martha Jane Mitchell (NAME)	Southern Federal Bank (NAME)	Map 133-16
303 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4207 (STREET ADDRESS)	Par. 235
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Gulfport, MS 39502-4207 (CITY) (STATE) (ZIP)	05DU-07753

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. Jim Shahram Nikahd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael K. Mitchell and wife, Martha Jane Mitchell

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:

BEING Lot No. 19 on the Plan of Indian Mound Subdivision, of record in Book 5800, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jim Shahram Nikahd and Abbas Yvari by deed from Tabitha Yvette Justice of record in Book 7689, page 690, Register's Office for Davidson County, Tennessee, and subsequently from Abbas Yavari, unmarried, to Jim Shahram Nikahd by Quitclaim of record in Book 7710, page 796, Register's Office for Davidson County, Tennessee.

Except for a certain mortgage to Southern Federal Bank, recorded in Book 6922, page 680, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account to be transferred to Grantee(s).

88358

IDENTIF. REFERENCE

Dec 11 12 05 PM '89

FELIX [illegible] DAVIDSON COUNTY TN.

3534 12/11 0101 03CHECK 271.00

Marsha Faye Nikahd joins in the execution of this instrument to convey whatever marital rights she may have.

This is improved XX unimproved ( ) property, known as 303 Paragon Mills Road (House Number) (Street) Nashville, TN 37211 (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 Whereever 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 6th day of December, 19 89

Jim Shahram Nikahd

Marsha Faye Nikahd

STATE OF TENNESSEE)
Davidson COUNTY)

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Personally appeared before me, Jim Shahram Nikahd and Marsha Faye Nikahd
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he yexecuted the within instrument for the purposes therein contained. Witness my hand, at office, this 6th day of December 19 89.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

____ STATE OF TENNESSEE)
_____ COUNTY)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

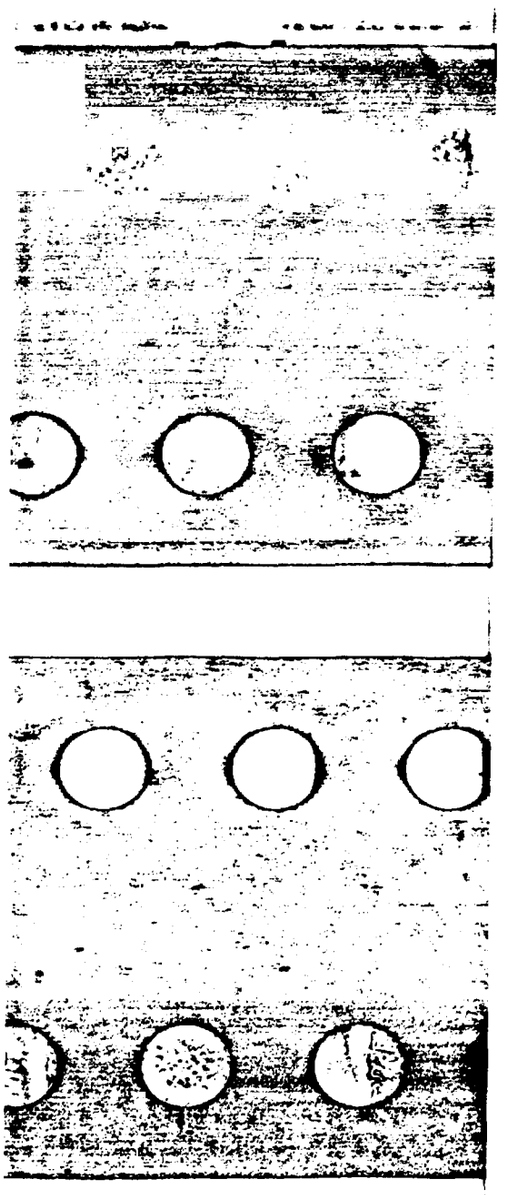
WARRANTY DEED

FROM
Jim Shahram Nikahd

TO
Michael K. Mitchell and wife,
Martha Jane Mitchell

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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 80000.00
CON TX 264.00
PRFEE 1.00
WDEED 6.00
TOTAL 271.00
CHECK 271.00

12/11/89 01 12:03 0001 3534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88358

IDENTIF. TREFERENCE

Dec 11 12 05 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 275002