THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney

RET. TO: 194 Rebecca Drive
Hendersonville, TN 37075

Mail

BOOK 8006 PAGE 782

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony Carr , etux (NAME)	Fleet Mortgage Corp. (NAME)	162-08-047
40 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 303 (STREET ADDRESS)	
Antioch (CITY) TN (STATE) 37013 (ZIP)	Milwaukee, WI 53201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------$10.00---------- Dollars,

Cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated April 30, 1986, executed by Mohammad Hedayati, unmarried in favor of Homeland Mortgage Corporation in the original principal amount of $66,800.00 payable as set forth therein, and filed for record in Book 6849, page 554, said Register's Office, and assigned to Fleet Mortgage Corporation of record in Book 6849, page 559, said Register's Office, which the Grantees agree to assume and pay and hold the Grantor harmless from same,

I, MOHAMMAD HEDAYATI, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said TONY CARR and wife, KAREN CARR

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 54 on the Plan of Antioch Park, Section I, of record in Plat Book 3600, 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Mohammad Hedayati, unmarried by deed from Ethel M. Bray, unmarried, of record in Book 6849, page 551, Register's Office, Davidson County, Tennessee.

This instrument is executed on behalf of Mohammad Hedayati by Maryam Hedayati, as his lawful Attorney-in-Fact pursuant to the power and authority vested in her by an instrument filed for record simultaneously herewith.

8.99 19

IDENTIFICATION REFERENCE

Dec 18 11 42 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

5479 12/18 0101 03CHECK 261.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ~~77,125.00~~ 77,000.00

Subscribed and sworn to before me this the 7th day of December 19 89

My commission expires: 12-15-91 (Affix Seal)

Affiant: X Tony Carr

Notary Public

unimproved ( )
This is improved (XX) property, known as 40 Benzing Road, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered, except that which appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 7th day of December, 19 89, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Tony Carr
Tony Carr, Grantee

X Karen Carr
Karen Carr, Grantee

Mohammad Hedayati by Maryam Hedayati Attorney-in-Fact
Mohammad Hedayati, Grantor
By: Maryam Hedayati, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Tony Carr and wife, Karen Carr

the within named 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 Madison, *Tennessee, this* 7th *day of* December, *19* 89

Notary Public

Commission expires 12-15-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within nmaed Maryam Hedayati, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Mohammad Hedayati, as his Attorney-in-Fact, as the free act and deed of the within named Mohammad Hedayati.

WITNESS my hand and official seal this the 7th day of December, 1989.

NOTARY PUBLIC

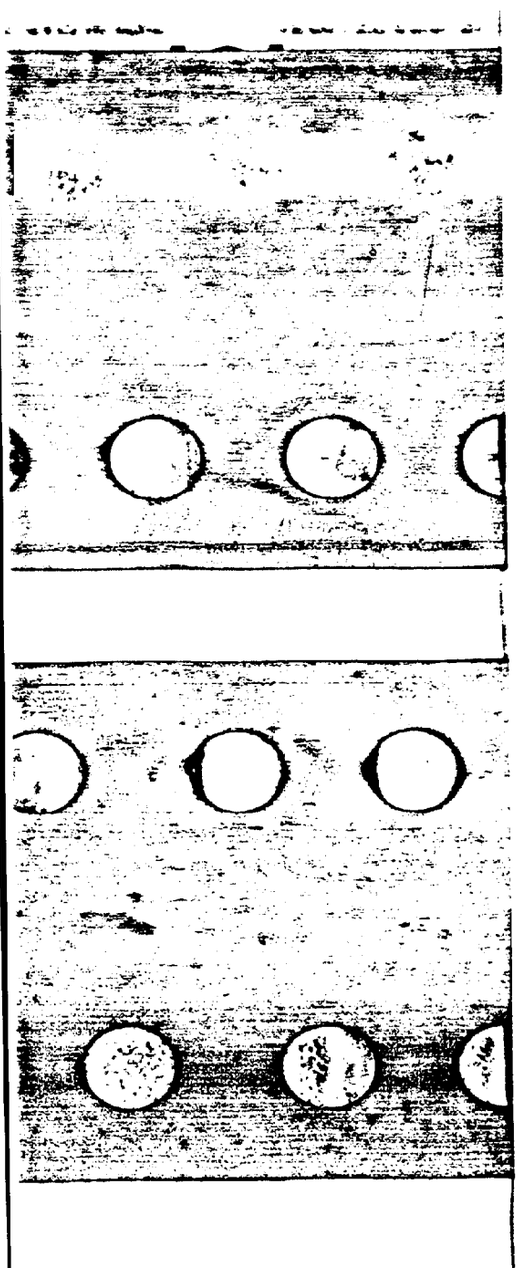
My Commission Expires: 12-15-91

WARRANTY DEED

FROM
Mohammad Hedayati, unmarried

TO
Tony Carr, etux

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710



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	77000.00
CON TX	254.10
PRFEE	1.00
WDEED	6.00
TOTAL	261.10
CHECK	261.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 42 0001 5479

8.9.9.1.9.

IDENTIFICATION REFERENCE

DEC 18 11 42 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276636