FILE NO. 28518 FILE BOX "7"

BOOK 8266 PAGE 779 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,206.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(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
HOMAYOUN NEKOORAD (NAME)	CITYFED MORTGAGE COMPANY (NAME)	75-11-150
929 Rachel Place (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	4D 68853
Hermitage, TN. 37076 (CITY) (STATE) (P O ZIP)	Springfield, Ohio 45501 (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, RAY SHARIAT and wife, LUZ A. SHARIAT as to their 80%

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOMAYOUN NEKOORAD

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 Lot No. 72A of the Zone Lot Division of Lots 49 thru 69 and Lots 71, 72, 73, 75, 76, 77 and 79 Rachel's Square, Section 2, as of record in Plat Book 6250, Page 541, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Ray Shariat and wife, Luz A. Shariat and Marion Thurman by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 6849, page 935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

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 CITYFED MORTGAGE COMPANY, of record in Book 6849, page 938, 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.

unimproved ( )
This is improved (X) property, known as 929 Rachel Place, Hermitage, Tennessee 37076
(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 6th day of December, 19 90

Ray Shariat
RAY SHARIAT

Luz A. Shariat
LIZ A. SHARIAT

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RAY SHARIAT and wife, LUZ A. SHARIAT

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 6th day of December, 1990.

Commission Expires 11-21-92

James D. Davis 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

8 2 7 0 5

IDENTIF. REFERENCE

DEC 31 1 52 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3202 12/31 0101 03CHECK 251-86

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	74206.71
CON TX	244.86
PRFEE	1.00
WDEED	6.00
TOTAL	251.86
CHECK	251.86

12/31/90 01 13:51 0001 3202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82705

IDENTIF. †REFERENCE

DEC 31 1 52 PM '90

FELIX Z. WILSON, II, REG.
DAVIDSON COUNTY TN.

No. 385571