BOOK 8274 PAGE 136

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: Sept 24, 1994

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Eades (NAME)	America's Mortgage Company (NAME)	Map 92-13
172 Spencer Creek Rd. (STREET ADDRESS OR ROUTE NUMBER)	500 East Monroe, P.O. Box 6548 (STREET ADDRESS)	Parcel 220.00
Franklin, TN. 37064 (CITY) (STATE) (P. O. ZIP)	Springfield, IL. 62708-6548 (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, Manir Ahmed and wife Moshfeka Ahmed

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

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the east 50 feet of the west 150 feet of Block 27, on the map of Charlotte Park 2nd Addition, Extended, as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Said part of said Block 27 fronts 50 feet on the north side of Nevada Avenue runs back between parallel lines, parallel to and 150 feet east of the easterly margin of 39th Avenue, formerly "B" Street, 150 feet to an alley in the rear.

Being the same property conveyed to Manir Ahmed and wife Moshfeka Ahmed by Warranty Deed of record in Book 8019, Page 632, Register's Office for Davidson County, Tennessee.

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

This is improved property commonly known as 3810 Nevada Avenue, Nashville, Tennessee 37209

As part of the consideration for this conveyance, Grantee assumes and agrees to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 8019, Page 635, said Register's Office (Loan # 057354-3) according to the terms thereof, and Grantors hereby asign the escrow account in connection therewith.

This is unimproved ( ) improved (X) property, known as 3810 (House Number) Nevada Avenue (Street) Nashville (P. O. Address) TN (City or Town) 37209 (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 this 8th day of January, 19 91

Manir Ahmed Moshfeka Ahmed

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joyce S. Kahn, a Notary Public in and for said County and State, the within named Manir Ahmed and wife Moshfeka Ahmed

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of January 1991.

Commission expires 9-24-94

Joyce S. Kahn
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Manir Ahmed and wife

Moshfeka Ahmed

TO
Mike Eades

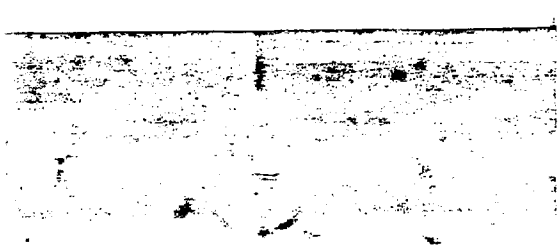
SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

85370

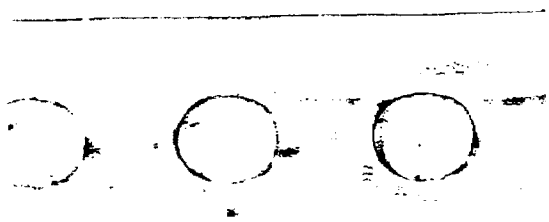
IDENTIF. REFERENCE

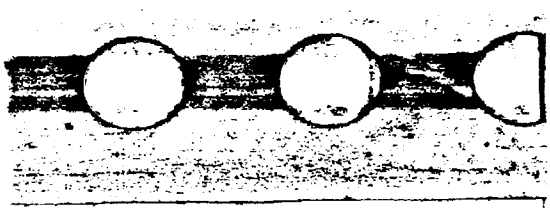
JAN 11 12 4 PM '91
FELIX Z. WILSON JR.
DAVIDSON COUNTY TN

4663 01/11 0101 03CHECK 161.11









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 46700.00
CON TX 154.11
PRFEE 1.00
WDEED 6.00
TOTAL 161.11
CHECK 161.11

01/11/91 01 12:33 0001 4663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85370

IDENTIF. REFERENCE

JAN 11 12 34 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 388540