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27-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00
x David P. Mai
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF December 19 91
Notary Public
MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Mai (NAME)	Sears Mortgage Corporation (NAME)	156-1B
7813 Harpeth View Drive (ADDRESS)	300 Knightsbridge Parkway (ADDRESS)	39CO
Nashville TN 37221 (CITY) (STATE) (ZIP)	Lincolnshire, Illinois 60069 (CITY) (STATE) (ZIP)	9D80572

FOR AND 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, Morris Eshaghpour Contracting

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David P. Mai and wife, Nhung Kieu Mai

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. 39 on the Plan of Harpeth View Subdivision as of record in Book 6900, page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Morris Eshaghpour Contracting Corporation, a Tennessee Corporation by deed from C.C.M. Homes, a Joint Venture composed of Patricia Collins and Eugene T. of record in Book 7207, page 744, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7112, page 341 and in Book 7112, page 350, said Register's Office.

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

7.1.7.6

IDENTIFICATION REFERENCE

Dec 26 10 16 AM '91

FELIX Z WILKINS JR REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 7813 Harpeth View Drive, Nashville, TN 37221
(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 my hand this 20th day of December, 19 91

Morris Eshaghpour Contracting
By: Morris Eshaghpour
Morris Eshaghpour, President

101 CHECK 523.00

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Morris Eshaghpour and his himself with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the President and _____ respectively of the Morris Eshaghpour Contracting the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Morris Eshaghpour as such President, and attesting the same by the said Linda S. Harris as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 20th day of December 91 .

My commission expires September 26, 1992 _____
Notary Public

STATE OF TENNESSEE
County

On this _____ day of _____ , 19____ , personally appeared before me, _____ , with whom I am personally acquainted, 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" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____ , 19____ .

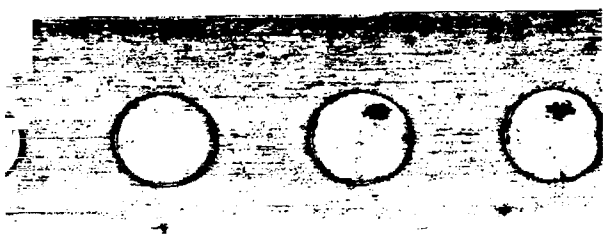
My commission expires: _____ _____
Notary Public

WARRANTY DEED

FROM Morris Eshaghpour Contracting

TO David P. Mai and wife, Nhung Kieu Mai

RETURN TO: Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

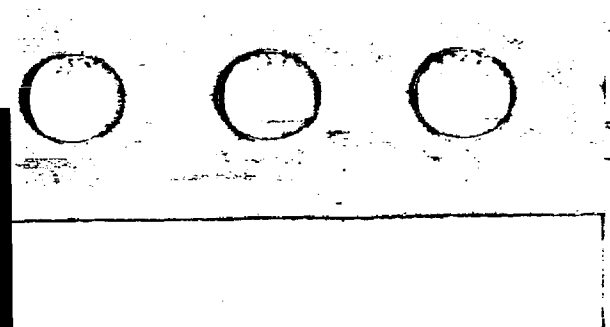


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

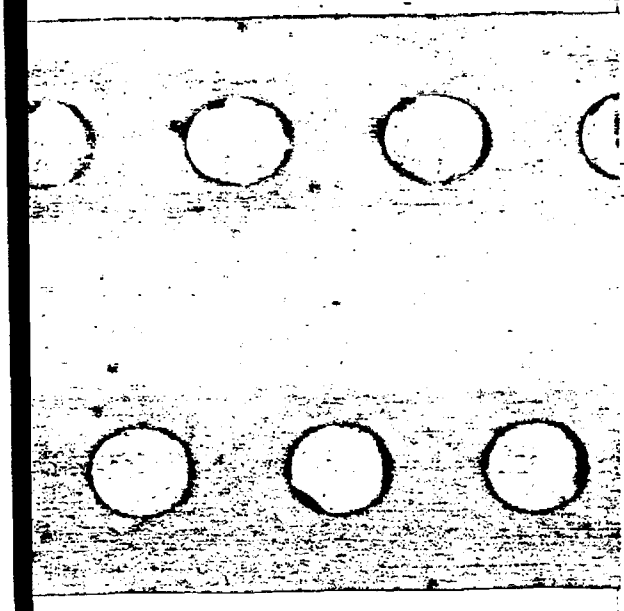
FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 6.00
TOTAL 562.00
CHECK 562.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/26/91 01 10:19 0001 5201

7. 1. 7. 1. 6.

IDENTIFI REFERENCE

DEC 26 10 16 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 487674