[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Michael M. Nicholson]	NationsBanc Mortgage Corporation]	MAP and PARCEL]
[Robin R. Nicholson]	Attn: Tax Dept.]	]
[236 Colt Drive]	P.O. Box 630005]	128-10 154]
[Nashville, TN 37221]	Dallas, TX 75263-0005]	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Behzad B. Behadaran and Sousan Behadaran, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Michael M. Nicholson and Robin R. Nicholson, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 151 of Stacy Square, Section 4 of record in Plat Book 4460, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Behzad B. Behadaran and wife, Sousan Tabatabael by Warranty Deed from Darrell E. Pitzer and wife, Nora Lee Pitzer of record in Book 7078, Page 49, said Register's Office.

This is property with a common address of 236 Colt Drive, Nashville, TN 37221.

Sousan Tabatabael being one and the same person as Sousan Behadaran.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Property Taxes for the current, said taxes are being prorated and assumed by the Grantees; b) Restrictive Covenants of record in Book 4504, Page 406, said Register's Office; c) All matters on the plan of record in Book 4460, Page 12, said Register's Office.

23331

IDENTIF. REFERENCE

JUN 23 [illegible]

5769 06/29 0101 03CHECK 260.45

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $68,500.00]
[ ]
[ ] Affiant
[Subscribed and sworn before me this 26th day of June, 1992]
[ ]
[My Commission Expires: 7-23-94] Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **June, 1992**.

Behzad B. Behadaran

Sousan Behadaran

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named **Behzad B. Behadaran and Sousan Behadaran, Husband and Wife**, with whom I am personally acquainted, or who 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 **26th** day of **June, 1992**.

Notary Public

My Commission Expires: 7-23-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



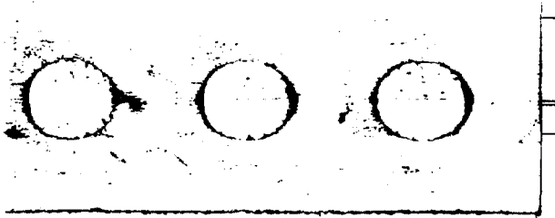
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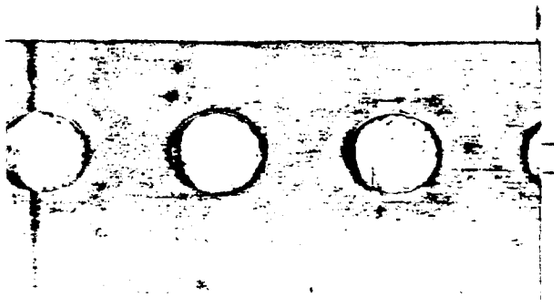
FOR _____

BOOK 8662 PAGE 904

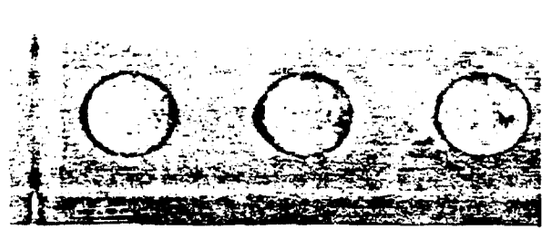
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	AMT	TOTAL PAID
					60000.00
				CON TX	253.45
				PRFEE	1.00
				WDEED	6.00
				TOTAL	260.45
				CHECK	260.45
06/29/92		01		10:28 0001	5769





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23331

IDENTIF. REFERENCE

JUN 29 10 28 AM '92

No. 545467