This Instrument Prepared By:

Thomas I. Bottorff
One Maryland Farms, Suite 102
Brentwood, TN 37027

DOX OU

WARRANTY DEED

BOOK 8763 PAGE 134

ADDRESS NEW OWNER:
Iraj Karami
2531 Edge-O-Lake Dr.
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 149-3
GROUP
PARCEL 57

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Paul McGinnis and wife, Maria McGinnis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Iraj Karami, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 455 on the Plan of Edge-O-Lake Estates, Section 6, of record in Plat Book 3700, page 16, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Paul McGinnis and wife, Maria McGinnis by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8044, page 186, Register's Office for Davidson County, Tennessee.

This is improved property known as 2531 Edge O Lake Dr., Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1993 and subsequent years.

1838 10/21 0101 03CHECK 316.10

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Iraj Karami, unmarried, his heirs and assigns, forever; and we, Paul McGinnis and wife, Maria McGinnis do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of October, 1992.

Paul McGinnis

Paul McGinnis

Maria McGinnis By Attorney In Fact
Paul E. McGinnis

Maria McGinnis

5.6.8.0 1.

IDENTIFICATION

OCT 21 10 42 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul McGinnis *~~and wife, Maria McGinnis~~ 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 Warranty Deed for the purposes therein contained.

*individually and as attorney-in-fact for Maria McGinnis

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of October, 1992.

M L McKennell
NOTARY PUBLIC

MELVIN MCKERNELL NOTARY PUBLIC AT LARGE

My Commission Expires: October 5, 1993

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000.00.

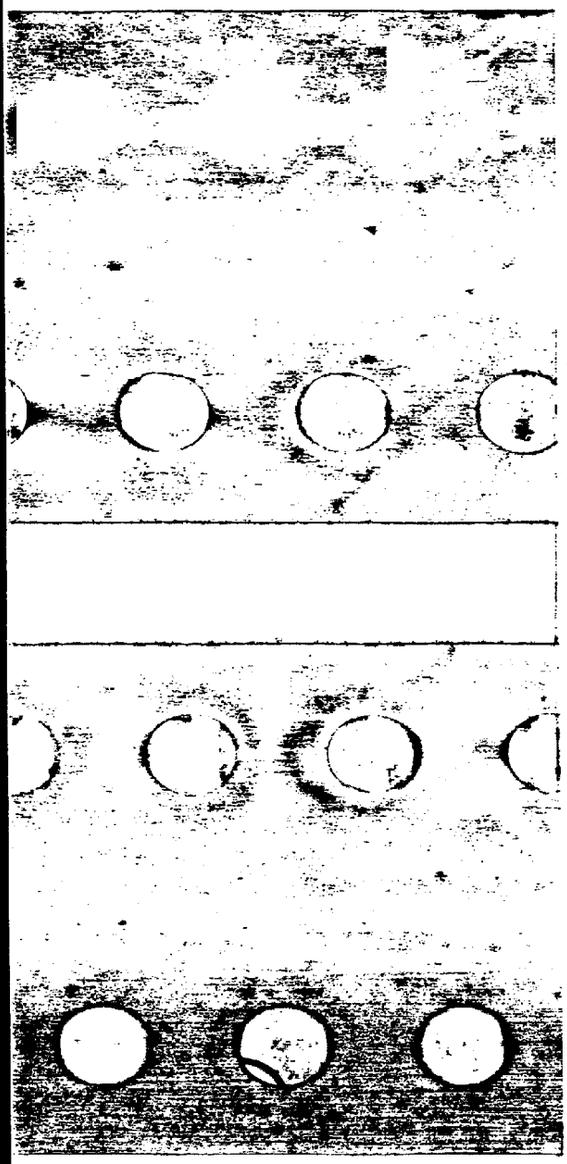
AFFIANT

Subscribed and sworn to before me this 7th day of October, 1992.

M L McKennell
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: October 5, 1993



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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

10/21/92 01 10:43 0001 2888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 8 0 1.

IDENTIFI REFERENCE!

Oct 21 10 42 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582348