FILE NO. 31013 FILE BOX "7"

FORM NO. WD-1

BOOK 8897 PAGE 379

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,821.41

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 93

Notary Public

MY COMMISSION EXPIRES 7/23/94
(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
REZA M. ALVIRI et ux	WACHOVIA MORTGAGE COMPANY	142-2-29
(NAME)	(NAME)	
7456 Stacy Drive	Post Office Box 3174	9D 5314
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37221	Winston-Salem, N. C. 27102	
(CITY) (STATE) (P.O. ZIP)	(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, ELLIOT B. MARCUS and wife, KAREN L. MARCUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REZA M. ALVIRI and wife, FARANAK DAVACHI

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. 45 on the plan of Cross Timbers, Section 2, of record in Book 3700, page 92, Register's Office for said County.

SAID Lot No. 45 fronts 86.0 feet on the northerly margin of Stacy Drive and extends back a distance of 150.0 feet between parallel lines.

BEING the same property conveyed to Elliot B. Marcus and wife, Karen L. Marcus by deed from Charles G. DeMartino, Jr., and wife, Katharine M. DeMartino, of record in Book 7898, page 281, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO DEED OF TRUST OF RECORD IN BOOK 7898, PAGE 284, SAID REGISTER'S OFFICE, CURRENTLY HELD BY WACHOVIA MORTGAGE COMPANY.

This is unimproved / improved X property, known as 7456 Stacy Drive, Nashville, Tennessee 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 our hands this 18th day of March, 19 93

ELLIOT B. MARCUS

KAREN L. MARCUS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF SOLANO)

BOOK 8897 PAGE 390

On 3-18-93 before me, RONALD N. LEE .
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE NOTARY PUBLIC"

personally appeared, ELLIOT B. MARCUS
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Ronald N Lee (SEAL)
NOTARY PUBLIC SIGNATURE

MGC1 RONALD N. LEE Comm. #979157 NOTARY PUBLIC CALIFORNIA SOLANO COUNTY Comm. Expires Dec 3 1996 MGC1

OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT WARRANTY DEED
DATE OF DOCUMENT 3-18-93 NUMBER OF PAGES 1
SIGNER(S) OTHER THAN NAMED ABOVE KAREN L. MARCUS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF Solano)

On 3/19/93 before me, Ronald N. Lee .
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE NOTARY PUBLIC"

personally appeared, Karen L. Marcus
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Ronald N Lee (SEAL)
NOTARY PUBLIC SIGNATURE

MGC1 RONALD N. LEE Comm #979157 NOTARY PUBLIC CALIFORNIA SOLANO COUNTY Comm. Expires Dec 3 1996 MGC1

OPTIONAL INFORMATION

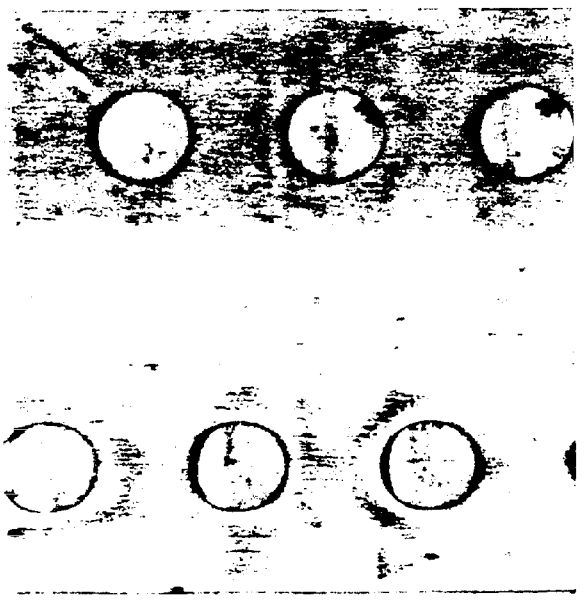
TITLE OR TYPE OF DOCUMENT Warranty Deed
DATE OF DOCUMENT 3/18/93 NUMBER OF PAGES 1
SIGNER(S) OTHER THAN NAMED ABOVE Elliot B. Marcus

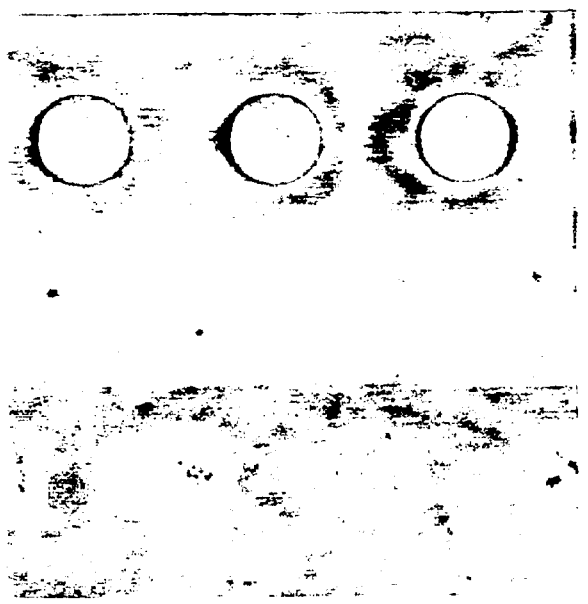
U 3 6 8 5

REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

93 MAR 19 PM 1:01 03CHECK 367.16





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8897 PAGE 361

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	96821.41
			CON TX	358.16
			PRFEE	1.00
			WDEED	8.00
			TOTAL	367.16
			CHECK	367.16
03/26/93	01	14:02	0001	6251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03685

REFERENCE

'93 26 2 04 PM

DAVIDSON COUNTY, TN

No.631720