BOOK 9211 PAGE 808

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: 1/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Mitchell, Jr. (NAME)	CTX Mortgage Company (NAME)	148-14-156
111 Brenda Lane (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	

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, Jarad Ramezanifar, and wife, Azar Parsa Ramezanifar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Mitchell, Jr.

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, TN, BEING Lot No. 6 on the Revised Plan of Haywood Forest, Section Two, of record in Book 5200, page 225, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jarad Ramezanifar, by deed from Loretta Smith Kirkwood and husband, Jeffrey Kirkwood, of record in Book 7563, Page 735, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1993 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5200, page 225; restrictions of record in Book 5480, page 13; all of record in the Register's office for Davidson County, Tennessee.

04500 IDENTIF. ↑ REFERENCE

94 JAN -5 PM 3:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6343 01/05 0101 03CHECK 212.13

unimproved ( )
This is improved (X) property, known as 111 Brenda Lane, Antioch, TN 37013
(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 30th day of December 19 93

Jarad Ramezanifar

Azar Parsa Ramezanifar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9211 PAGE 809

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jarad Ramezanifar, and wife, Azar Parsa Ramezanifar

the bargainor _____ with whom I am personally acquainted or 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 Brentwood, Tennessee, this 30th day of December 19 93.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ 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

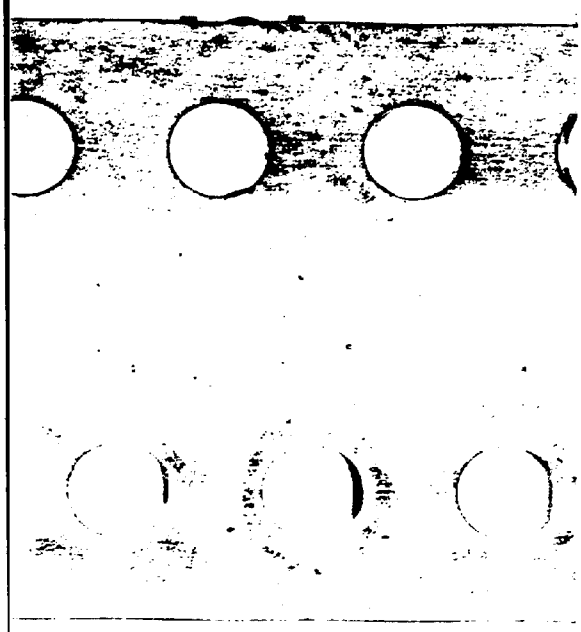
Jarad Ramezanifar

TO

David Mitchell, Jr.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



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

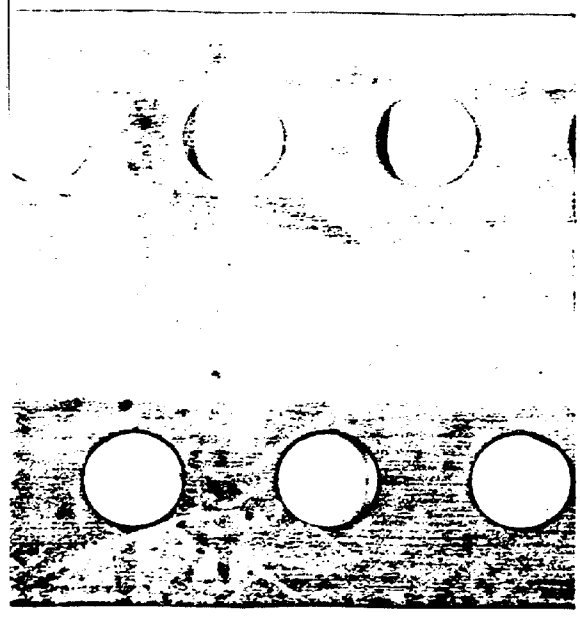
RECEIVED OF _____

FOR _____

BOOK 9211 PAGE 810

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 54900.00
CON TX 203.13
PRFEE 1.00
MDEED 8.00
TOTAL 212.13
CHECK 212.13

01/05/94 01 15:17 0001 6343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04500
IDENTIFICATION REFERENCE

94 JAN -5 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742366