BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 131,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF February, 19 94

Notary Public

MY COMMISSION EXPIRES: 5/28/95
(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
Behrouz Baghai (NAME)	CTX Mortgage Company (NAME)	115-2-24
985 Davidson Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Nashville, TN 37205 (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, Gilbert A. Long and wife, Colleen Long

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Behrouz Baghai, unmarried

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 the 8th, formerly th 12th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, dated February, 1960, as follows:

Beginning on the westerly margin of Davidson Drive at the southeast corner of the property conveyed to L. A. Spilman and wife, by deed from H. L. Crowder and wife, of record in Book 3000, Page 225, Register's Office for said County; thence with said Spilman's southern boundary line westerly 210.8 feet to the center of a creek; thence with the center of same South 33 degrees 42' East 98.1 feet, and continuing with the same South 14 degrees 05' West 42.6 feet; thence easterly 162.8 feet to the westerly margin of Davidson Drive; thence with the same northerly 120 feet to the beginning.

Being the same property conveyed to Gilbert A. Long, by deed from John T. Pardon and wife, Irmac Pardon, of record in Book 7460, Page 745, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1994, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees.

Colleen Long joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Gilbert A. Long .

unimproved ( )
This is improved (X) property, known as 985 Davidson Drive, Nashville, TN 37205
(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 hand s this 25th day of February, 19 94

Gilbert A. Long

Colleen Long

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert A. Long and wife, Colleen Long

the bargainor s 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 25th day of February 19 94

Commission expires 5/25/95

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

0126 02/28 0101 03CHECK 495.18

WARRANTY DEED

FROM

Gilbert A. Long and wife,
Colleen Long

TO

Behrouz Baghai

RETURN TO:

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

21981

FEB 22 PM 3:58

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
131400.00
CON TX 486.18
PRFEE 1.00
WDEED 8.00
TOTAL 495.18
CHECK 495.18

02/22/94 01 15:55:0001 0126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21981

IDENTIFICATION REFERENCE

94 FEB 22 PM 3:58

REGISTER

No. 760997