Box 53

BOOK 9378 PAGE 558

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,243.99

mahmood vafaie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1994

Notary Public

MY COMMISSION EXPIRES: 1/24/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAHMOOD VAFAIE (NAME)	Victoria Mortgage Corporation (NAME)	Map 42-8
320 Nesbitt Drive (ADDRESS)	4406 Piedras Drive West (ADDRESS)	Parcel 109
Madison, TN 37115 (CITY) (STATE) (ZIP)	San Antonio, TX 78228 (CITY) (STATE) (ZIP)	11 D 93623

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, AFSOON VAFAIE ELMORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAHMOOD VAFAIE

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. 5B on the Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59 & 60 of Heritage Place, of record in Plat Book 5200, page 628, as amended in Plat Book 6250, page 632, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to AFSOON VAFAIE ELMORE, by Deed of record in Book 8367, page 973, Register's Office for Davidson County, Tennessee.

Grantee herein agrees to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 6761, page 567, Register's Office for Davidson County, Tennessee; which Grantee agrees to pay and further agrees to hold Grantor harmless from same.

This is not the principal residence of the Grantor.

94 JUN 15 AM 8:58
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

61060
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 320 Nesbitt Drive, Madison, TN 37115
(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 14th day of June, 19 94

mahmood vafaie
MAHMOOD VAFAIE

AFSOON VAFAIE ELMORE

BOOK 9378 PAGE 559

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AFSOON VAFAIE ELMORE AND MAHMOOD VAFAIE

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 Goodlettsville, Tennessee, this 14th day of June, 19 94

Commission expires 1/24/98

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 _____.

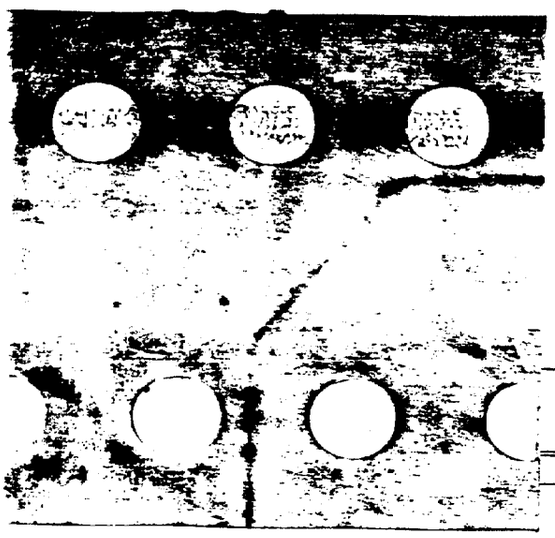
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

6096 06/15 0101 03CHECK 191.20

WARRANTY DEED
FROM
TO
RETURN TO:



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

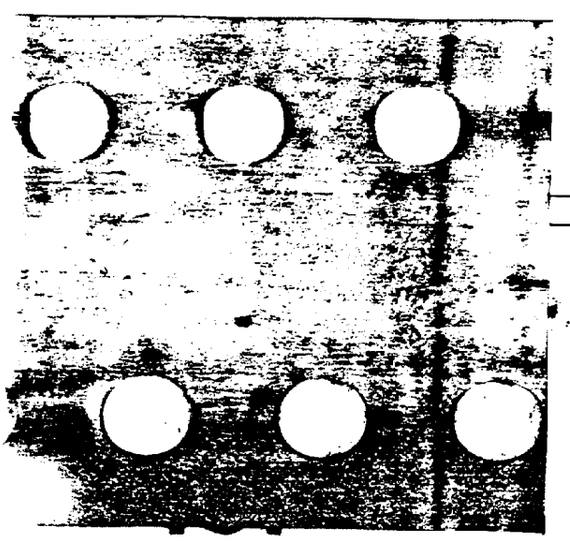
RECEIVED OF _____

FOR _____

BOOK 9378 PAGE 560

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	49243.99
CON TX	182.20
PRFEE	1.00
WDEED	8.00
TOTAL	191.20
CHECK	191.20

06/15/94 01 08:58 0001 6096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61060
IDENTIF. # REFERENCE

94 JUN 15 AM 8:58

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 802840