BOX #19B

WARRANTY DEED

G#94-6-40 BOOK 9388 PAGE 950

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
AMIR H. MIRIAN	CTX MORTGAGE COMPANY	MAP 142-16-0-C
(NAME)	(NAME)	
2617 South Highlands Drive	P. O. Box 19000	PARCEL 030CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75219	FB #09D-81788
(CITY) (STATE) (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, BRADLEY E. JACOB D/B/A RACHELLE HOMES and wife, SHARON L. JACOB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMIR H. MIRIAN AND WIFE, PAMELA M. MIRIAN

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. 30 on the Final Plat of Devon Highlands, Phase II, a Planned Unit Development, as of record in Book 7900, Page 517, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bradley E. Jacob D/B/A Rachelle Homes, by Deed from M M E Limited Partnership, a Tennessee Limited Partnership A/K/A M.M.E. Limited Partnership, of record in Book 9184, Page 415, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Devon Hills, of record in Book 7517, Page 283, and as amended in Book 7517, Page 367, and in Book 8180, Page 222, in Book 8120, Page 402, in Book 8181, Page 62, in Book 8180, Page 232, in Book 8712, Page 618, in Book 8712, Page 620, and in Book 9150, Page 182, all of record in the Register's Office for Davidson County, Tennessee; By-Laws of Devon Hills Community Association, Inc., of record in Book 7517, Page 344, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

SHARON L. Jacob, wife of the above named Bradley E. Jacob, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of SHARON L. JACOB pursuant to a

CONTINUED

unimproved ( )
This is improved (X) property, known as 2617 South Highlands Drive, Nashville, TN 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 hand S this 24th day of June 19 94

BRADLEY E. JACOB D/B/A RACHELLE HOMES
SHARON L. JACOB
By: Sharon L. Jacob By Bradley E. Jacob attorney in fact
BRADLEY E. JACOB ATTORNEY-IN-FACT

BOOK 9388 PAGE 951

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

0444 06/27 0101 03CHECK 638.00

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

FILED FOR RECORD
DAVIDSON COUNTY, TN.
JUN 27 AM 11:53
REGISTER

IDENTIFICATION REFERENCE
65023

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 BRADLEY E. JACOB D/B/A RACHELLE HOMES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 24th day of June, 1994.

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of June, 1994, before me personally appeared BRADLEY E. JACOB, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SHARON L. JACOB, and acknowledged that he executed the same as the free act and deed of the said SHARON L. JACOB.

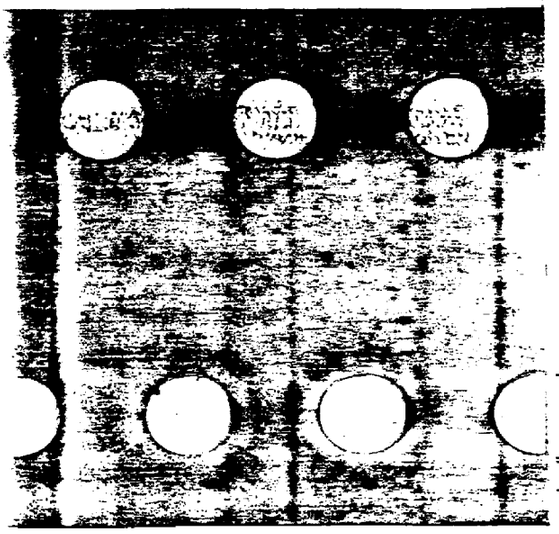
_____
Notary Public

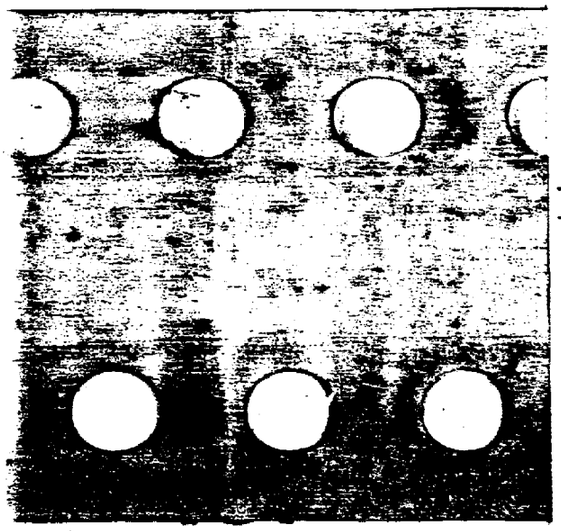
PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/16/95

LEGAL DESCRIPTION CONTINUATION

Power of Attorney executed by her on the 29th day of April, 1992, of record in Book 8621, Page 961, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9388 PAGE 952

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 170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
TOTAL 638.00
CHECK 638.00

06/27/94 01 11:54 0001 0444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65023
IDENTIF. # REFERENCE

94 JUN 27 AM 11:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 807133