This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Tony J. Seman
1221 Jacksonview Road
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
CitiCorp Mortgage, Inc.
P. O. Box 790002
St. Louis, MO 63179-0002

MAP AND PARCEL:
MAP 133-08
PARCEL 089
5DU-70279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ali Asghar Bakhsheshe, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tony J. Seman, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 92, on the Plan of Addition to Greenwood Hills, Section Four, of record in Plat Book 5210, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ali Asghar Bakhsheshe, by deed from Hamid Yavari of record in Book 8204, Page 561, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by CitiCorp Mortgage, Inc. of record in Book 7258, Page 95, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 5333, Page 311, and such easements and setback lines of record in Plat Book 5210, Page 77, said Register's Office.

This is improved property known as 3421/3423 Donna Kaye Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tony J. Seman, unmarried, his heirs and assigns, forever; and I, Ali Asghar Bakhsheshe, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of June, 1994.

Ali A. Bakhsheshe

Ali Asghar Bakhsheshe

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ali Asghar Bakhsheshe, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,197.66.

AFFIANT

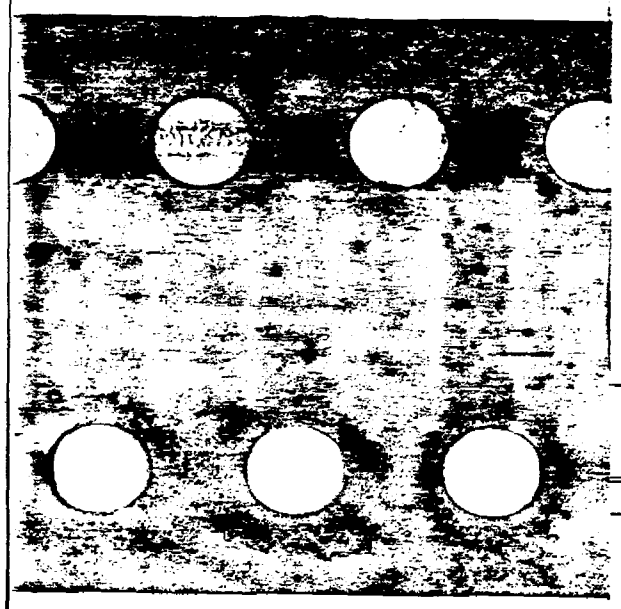
Subscribed and sworn to before me this 24th day of June, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

65277
IDENTIF. ↑ REFERENCE

94 JUN 27 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

07719 06/27 0101 03CHECK 250.24



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

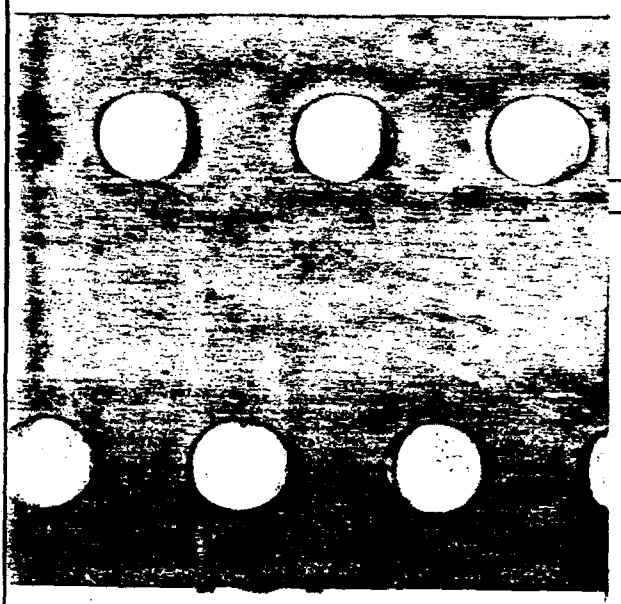
RECEIVED OF _____

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	65197.66
			CON TX	241.24
			PRFEE	1.00
			WDEED	8.00
			TOTAL	250.24
			CHECK	250.24
06/27/94	01	15:12 0001	0719	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65277
IDENTIF. ↑ REFERENCE

94 JUN 27 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 807401