Book 4 Page 841

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Kiumars M. Moghaddam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 94

Daphne R. Barnes
Notary Public

MY COMMISSION EXPIRES: 6/1/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiumars M. Moghaddam (NAME)	CTX Mortgage Company (NAME)	119-8-28
715 Greymont Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Elvira R. Sanderford, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kiumars M. Moghaddam, 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:

Being Lot No. 49 on the Map of Glencliff Estates, Section Two, as of record in Book 1130, pages 77 and 78, Register's Office for said County.

Said Lot No. 49 fronts 100 feet on the northerly side of Greymont Drive, as measured around a slight curve, and runs back between lines, 366.5 feet on the east line and 350 feet on the west line, to a dead line in the rear, which is a broken line, and measures 127.6 feet thereon.

Being the same property conveyed to Ralph B. Sanderford and wife, Elvira R. Sanderford by deed from Glencliff Estates, Incorporated, of record in Book 1490, page 406, Register's Office for Davidson County, Tennessee. The said Ralph B. Sanderford having since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Upon oath, Elvira R. Sanderford warrants, covenants and certifies that she is one and the same person as Elvira Roberts Sanderford.

77419

IDENTIF. & REFERENCE

94 AUG -2 PM 2:24

REGISTER
DAVIDSON COUNTY, TN.

Unimproved ( )
This is improved (X) property, known as 715 Greymont Drive, Nashville, Tennessee 37217
(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 29th day of July, 19 94

Elvira R. Sanderford

Elvira R. Sanderford
by Paul R Sanderford

Paul R. Sanderford, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elvira R. Sanderford

the bargainor _____, 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 Brentwood, Tennessee, this 29th day of July 19 94.

Commission expires _____

_____
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

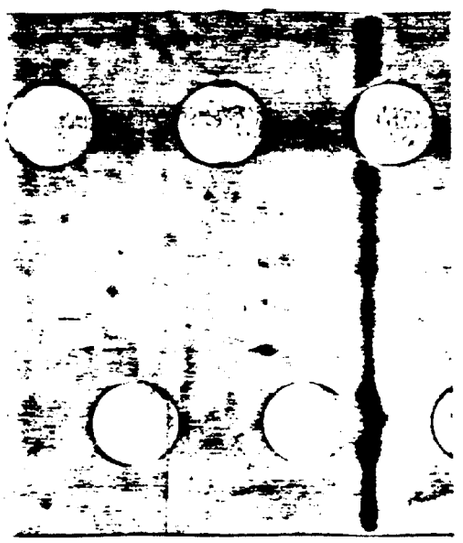
STATE OF TENNESSEE
COUNTY OF Hamilton

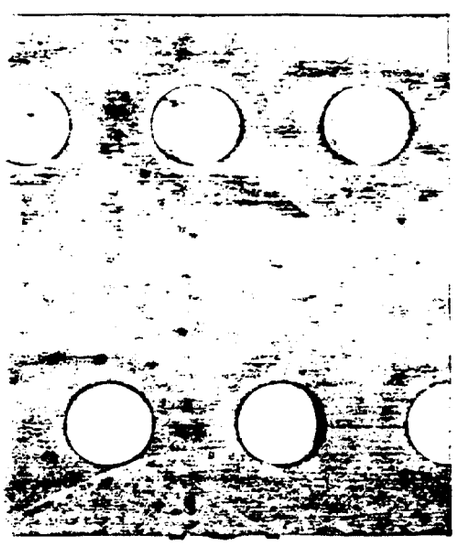
On this ~~29th~~ 26 day of July, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul R. Sanderford, to me known (or proved to be on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elvira R. Sanderford, and acknowledged that he execute the same as the free act and deed of the said Elvira R. Sanderford. Witness my hand and official seal at office this ~~29th~~ 26th day of July, 1994.

My Commission Expires:
January 26, 1998

Doris J. Griffith
Notary Public

3738 08/02 01:01 03CHECK 304.63





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

RECEIVED OF _____

FOR _____

BOOK 9425 PAGE 843

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	79900.00
			CON TX	295.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	304.63
			CHECK	304.63
08/02/94	01		14:24 0001	3738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77419
IDENTIF. ↑ REFERENCE

94 AUG -2 PM 2:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 820261