29518

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 35988
Dav. Co. File: Box 8

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FELIX ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9582 PG 336

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Soran J. Bekhtyar Susan Christie Bekhtyar 5620 Stoneway Trail Nashville, Tennessee 37209	Mortgage Service America Co P. O. Box 7360 Reno, Nevada 89510

TAX MAP-PARCEL NUMBERS: 103-6-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Edward Donaldson and spouse, Mary Ellen Gray Donaldson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Soran J. Bekhtyar and spouse, Susan Christie Bekhtyar,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Brookside Courts, Addition No. 3, of record in Book 1835, Page 107, Register's Office for said County.

SAID Lot No. 6 fronts 70 feet on the northerly margin of Stoneyway, or Stoneway, Trail and extends back 152.8 feet on the easterly line and 154.5 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

Together with as an appurtenance hereto those certain easements for access purposes of record in Book 5312, Page 784 and in Book 5322, Page 382, both of record in said Register's Office.

SUBEJCT to the Plan of record in Book 1835, Page 107, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Stoneyway, or Stoneway, Trail, a 10-foot easement for public utility purposes along the rear line of said lot, a 10-foot sewer easement along the rear portion of said lot, together with a sewer lying therein, and access easements across both front corners of said lot, granted in Book 5312, Page 784 and in Book 5322, Page 382, both of record in said Register's Office.

BEING the same property conveyed to Mark Edward Donaldson and Mary Ellen Gray, both unmarried, by deed from Janet K. Baker, unmarried, of record in Book 7205, Page 573, said Register's Office. In order to create a tenancy by the entirety Mark Edward Donaldson and Mary Ellen Gray conveyed their interest in subject property to Mark Edward Donaldson and Mary Ellen Gray Donaldson by Quitclaim Deed of record in Book 7333, Page 173, said Register's Office.

This is improved property, known as: 5620 Stoneway Trail, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 1995.

Mark Edward Donaldson
Mark Edward Donaldson

Mary Ellen Gray Donaldson
Mary Ellen Gray Donaldson

State of Tennessee
County of Davidson

On this 30th day of January, 1995, before me the undersigned authority, personally appeared **Mark Edward Donaldson** and **Mary Ellen Gray Donaldson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 122000.00

Affiant

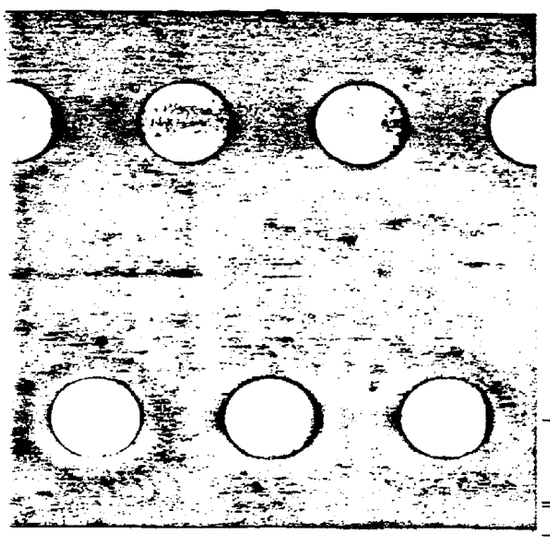
Sworn and subscribed before me on the 30th day of January, 1995.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

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

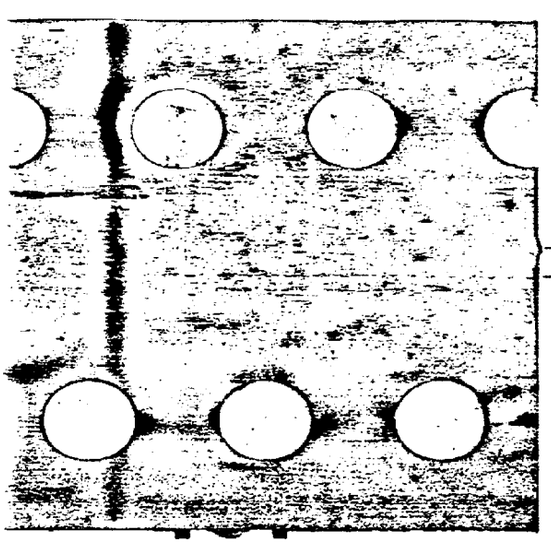
RECEIVED OF _____

FOR _____

BOOK 9582 PG 338

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
122000.00
CON TX 451.40
PRFEE 1.00
WDEED 8.00
TOTAL 460.40
CHECK 460.40

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29518
IDENTIF. ↑ REFERENCE

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FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 876486