BOOK 9585 PG 256

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35725)
Dav. Co. File: Box 8

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

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 176,900.00

Affiant

Sworn and subscribed before me on Jan. 31, 1995.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Ebrahim Almassi Yvonne Almassi 141 Dekewood Drive Old Hickory, TN 37138	NationsBanc Mortgage Corp. P.O. Box 353 Louisville, KY 40201-0353	04D 91025 64-1-59

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 **Alphonso E. Hamilton and spouse, Deirdre G. Hamilton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Ebrahim Almassi and spouse, Yvonne Almassi, 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. 43 on the plan of Brandywine Place, of record in Book 6250, page 327, Register's Office for said County.

SAID Lot No. 43 fronts 114.00 feet on the easterly margin of Dekewood Drive and extends back 179.82 feet on the northerly line and 179.91 feet on the southerly line to a dead line in the rear, measuring 114.00 feet thereon.

BEING the same property conveyed to Alphonso E. Hamilton and wife, Deirdre G. Hamilton by deed from James L. Leymon, Jr. and wife, Renee Bledsoe Leymon of record in Book 9119, page 492, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 6488 Page 764 and Book 8904, page 855 said Register's Office, and to the matters set forth in the referenced Plan of record.

30370
IDENTIFICATION REFERENCE
95 FEB -1 PM 2:10
REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 141 Dekewood Drive, ~~Nashville~~ Old Hickory, TN 37138

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 on January 23, 1995.

Alphonso E. Hamilton
Alphonso E. Hamilton

Deirdre G. Hamilton
Deirdre G. Hamilton

02/01/95 0101 03CHECK 663.53

State of New York
County of Westchester

On January 23, 1995, before me the undersigned authority, personally appeared Alphonso E. Hamilton and Deirdre G. Hamilton, 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: 10/3/96

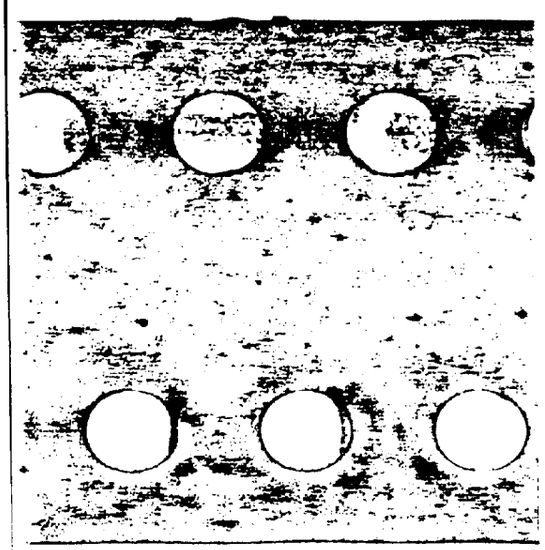
RACHELE NICOLETTI
Notary Public, State of New York
No. 01N5034153
Qualified in Westchester County
Commission Expires Oct. 3, 1996

Rachele Nicoletti
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

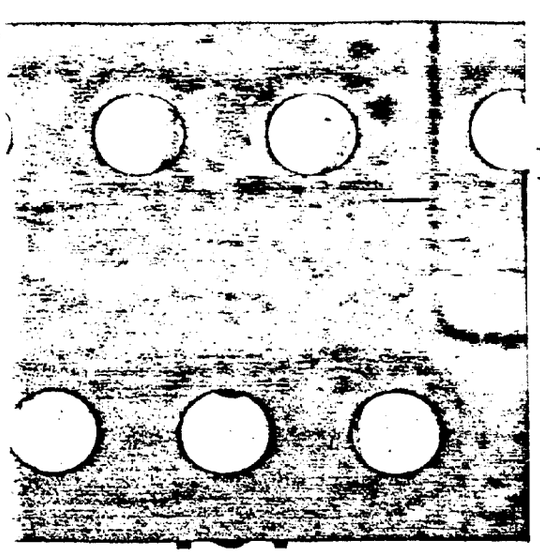
FOR _____

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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 176900.00		
			CON TX 654.53	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 663.53	
			CHECK 663.53	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



30370
IDENTIF. ↑ REFERENCE

95 FEB -1 PM 2:10
REGISTER
DAVIDSON COUNTY, TN.

No. 877367