26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Reza Farazmand P.O. Box 150646 Nashville, TN 37215-0646	New Owner	Map 159-010 Parcel 046.00

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Jemco Developing Company, Inc. (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Reza Farazmand (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Hound's Run, of record in Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Jemco Developing Company, Inc. by Special Warranty Deed from Union Planters National Bank, a national banking association of record in Book 9029, page 486, said Register's Office for said county.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 309 Estbury Court, Nashville, TN 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $43,900.00.

R. Farazmand
Affiant

Subscribed and sworn to before me this 28th day of January, 1995.

Notary Public

My Commission Expires January 24, 1998

NOTESTINE
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of January, 1995.

Jemco Developing Company, Inc.
By:
John Manos, President

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 **John Manos**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged **John Manos** to be the President respectively of **Jemco Developing Company, Inc.**, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpsoes therein contained by signing the name of the corporation by the said **John Manos** as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 1995.

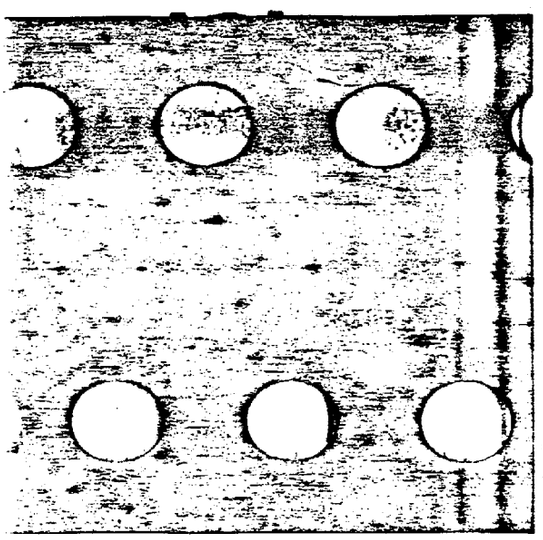
Notary Public

My Commission Expires: Jan 24, 1998

NOTARY PUBLIC STATE OF TENNESSEE ROBERT JOHN

38755
IDENTIF. & REFERENCE
95 MAR -2 PM 1:57
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6724 03/02 0101 03CHECK 171.43



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

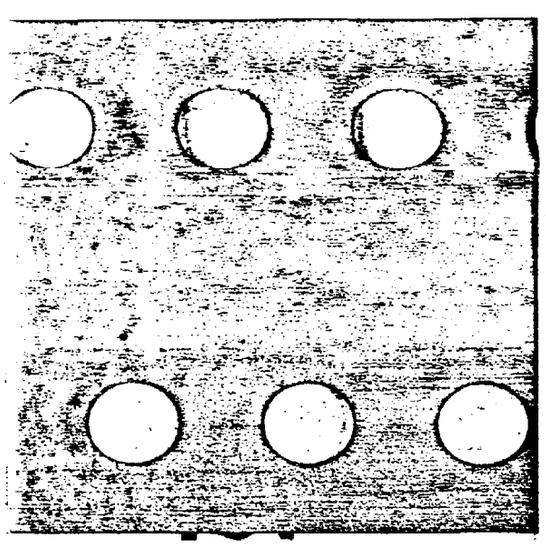
RECEIVED OF _____

FOR _____

BOOK 9609 PG 443

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 43900.00
CON TX 162.43
PRFEE 1.00
WDEED 8.00
TOTAL 171.43
CHECK 171.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 95-0275 01 13-58 5001 6724

38755
IDENTIF. & REFERENCE

95 MAR -2 PM 1:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 886377