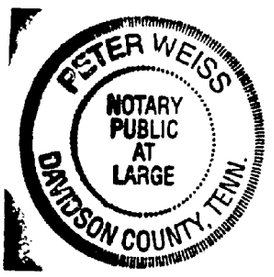
BOOK 9629 PG 371

WARRANTY DEED

BOX #19B

#95-3-33



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,400.00

John E. Wackler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JOHN E. WACKLER (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 162-06
222 Ocala Drive (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 171
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	FB #05DU-55491

FOR AND IN 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, FRUZANDEH ODEN AND HUSBAND, AMIR ROSHANFAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN E. WACKLER AND WIFE, DIANE M. WACKLER

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:

LAND in Davidson County, Tennessee, being Lot No. 146 on the Plan of Fair Oaks, Section Two, as of record in Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Fruzandeh Oden and husband, Amir Roshanfar, by Deed from Shahrokh Fani, unmarried, of record in Book 8360, Page 622, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4556, Page 718, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE said Fruzandeh Oden now being known as Fruzandeh Oden Roshanfar. Fruzandeh Oden Roshanfar being one and the same person as Fruzandeh Oden and Fruz Oden Roshanfar.

95 MAR 28 PM 12:4[illegible]
FELIX A. [illegible]
DAVIDSON COUNTY, TN

45892

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 222 Ocala Drive, Nashville, TN 37211
(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 our hand s this 27th day of March 19 95

Fruzandeh Oden
FRUZANDEH ODEN

Fruz Oden Roshanfar
FRUZ ODEN ROSHANFAR

Amir Roshanfar
AMIR ROSHANFAR

STATE OF TENNESSEE

BOOK 9629 PG 372

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRUZANDEH ODEN ROSHANFAR A/K/A FRUZANDEH ODEN A/K/A FRUZ ODEN ROSHANFAR AND HUSBAND, AMIR ROSHANFAR

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of March, 19 95.

Commission expires September 16, 1995

Notary Public

PORTER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF

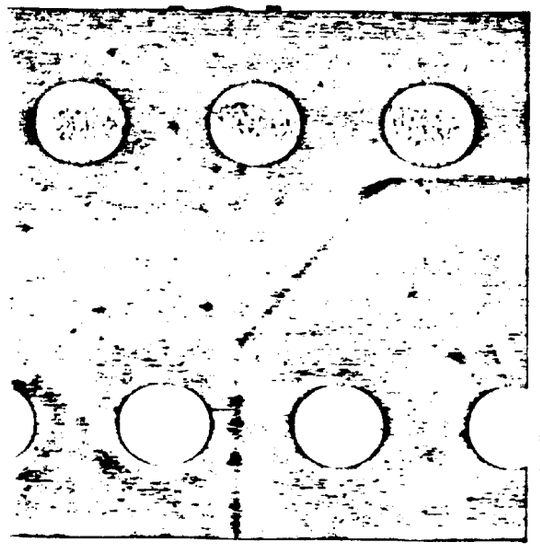
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

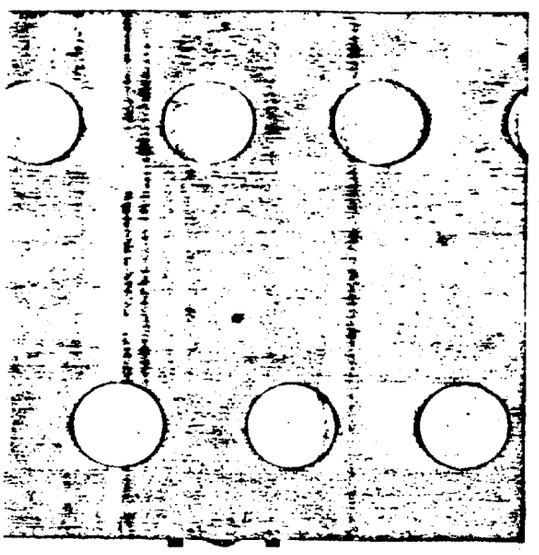
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

4641 03/28 3101 03CHECK 258.38





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9629 PG 373

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 67400.00
CON TX 249.38
PRFEE 1.00
WDEED 8.00
TOTAL 258.38
CHECK 258.38

03/28/95 01 12:51 0001 4641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45892
IDENTIF. # REFERENCE

95 MAR 28 PM 12: L
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 894193