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: 36322
Dav. Co. File: Box 8

BOOK 9685 PG 335

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Farhad Davachi 8025 Arbor Drive Nashville, Tennessee 37221	CTX Mortgage Company P. O. Box 19000 Dallas, Texas75219-9000

TAX MAP-PARCEL NUMBERS: 128-14-141

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 **Donald R. Swartz and spouse, Patricia A. Swartz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Farhad Davachi, a single person,** 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. 127 on the plan of Section Three, Harpeth Park, of record in Book 4175, page 14, Register's Office for said County.

SAID Lot No. 127 fronts 81.00 feet on the northerly margin of Arbor Drive and extends back 210.00 feet on the southeasterly line and 207.00 feet on the westerly line to a broken line in the rear, measuring 125.61 feet thereon.

BEING the same property conveyed to Donald R. Swartz and wife, Patricia A. Swartz by deed from Jonelle M. Williams, unmarried of record in Book 7233, page 421, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 4232 Page 417 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 8025 Arbor Drive, Nashville, Tennessee 37221

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.

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

Donald R. Swartz **Patricia A. Swartz**

State of Tennessee
County of Davidson

On this 30th day of May, 1995, before me the undersigned authority, personally appeared **Donald R. Swartz** and **Patricia A. Swartz**, 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

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 105000.00

Affiant

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

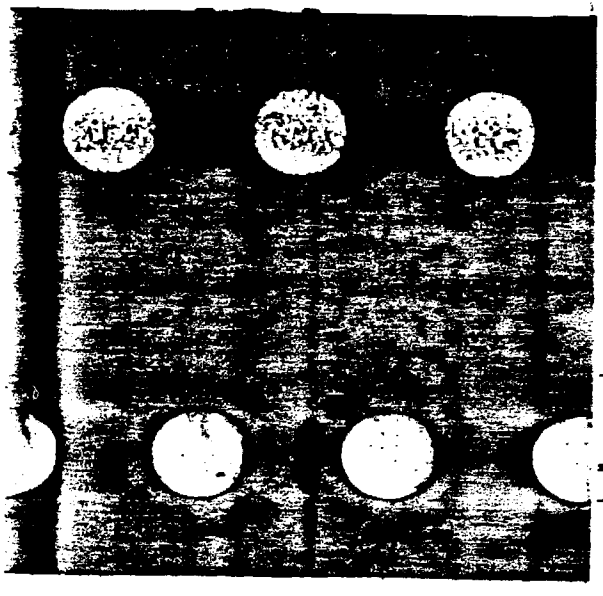
My Commission Expires: _____ Notary Public

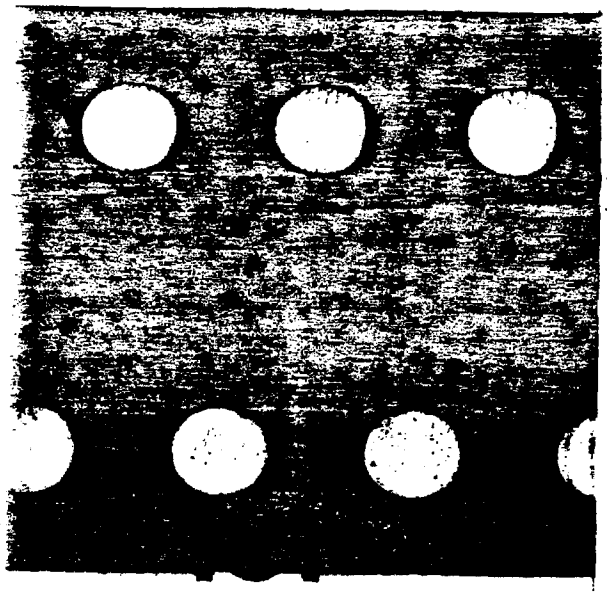
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

5956 05/31 0101 03CHECK 397.50

95 MAY 31 AM 10:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0065243





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 105000.00
CON TX 388.50
PRFEE 1.00
~~MRCED 8.00~~
~~TOTAL 397.50~~
CHECK 397.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065243
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 10: 23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/31/95 01 10:24 0001 5956

No. 915274