Box 52 B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9724 PG 535

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM M. KERSEY (NAME)	Union Planters BAnk of Middle Tennessee, N.A. (NAME)	73-7
2425 Melbourne Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	113
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	3DZ49496

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, M. BAGHER SAMI, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM M. KERSEY AND LISA M. KERSEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 286 on the Plan of Section Four Sunset View, as of record in Plat Book 2854, page 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Bagher Sami by deed from Marilyn Carter (now Anderson) of record in Book 7388, page 570, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2854, page 63, said Register's Office.

Fatemeh A. Sami, spouse of M. Bagher Sami, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said M. Bagher Sami.

0076925
IDENTIF. & REFERENCE

95 JUL -7 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9757 07/07 0101 03CHECK 341.63

unimproved ( )
This is improved ( ) property, known as 2425 Melbourne Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 1995

M. Bagher Sami
M. BAGHER SAMI

Fatemeh A. Sami
FATEMEH A. SAMI

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

BOOK 9724 PG 536

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. BAGHER SAMI AND WIFE, FATEMEH A. SAMI

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of June, 19 95.

My commission expires Nov 20, 1996 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 19 95.

MY COMMISSION EXPIRES: Nov 20, 1996 (AFFIX SEAL)

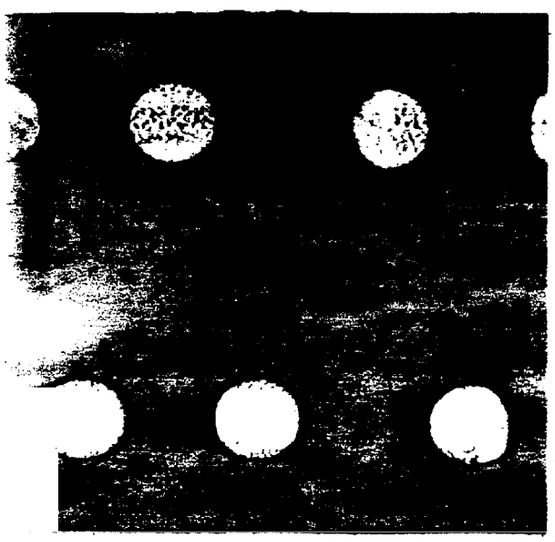
Notary Public

WARRANTY DEED

FROM M. BAGHER SAMI

TO WILLIAM M. KERSEY AND LISA M. KERSEY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

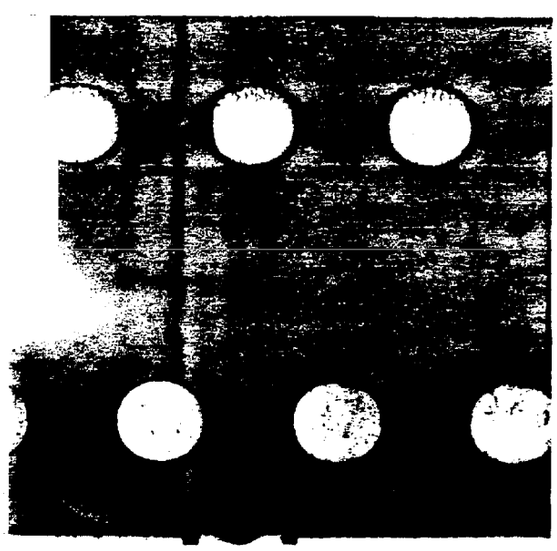
RECEIVED OF _____

FOR _____

BOOK 9724 PG 537

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 89900.00
CON TX 332.63
PRFEE 1.00
MDEED 8.00
TOTAL 341.63
CHECK 341.63

07/07/95 01 09:39 0001 8757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076925
IDENTIF. # REFERENCE

95 JUL -7 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927895