BOOK 9725PG 96

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Chad Randall Crow	Chase Manhattan Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
3312 Dockside Drive	1500 North 19th Street	86-9-25
Hermitage, TN 37076	Monroe, LA 71201	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kourosh Farshadfar, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Chad Randall Crow, unmarried** (the "Grantees"), Grantees' 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. 21 on the Plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, Pages 218, 219 and 220, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Kourosh Farshadfar, unmarried, by warranty deed from Allen R. Earps and wife, Betty Earps of record in Book 8459, Page 968, Register's Office, Davidson County, Tennessee.

This is property with a common address of 3312 Dockside Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 7900, Page 218, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 7347, Page 82, and in Book 8228, Page 335, said Register's office.

95 JUL -7 PM 12:53
REGISTER
DAVIDSON COUNTY, TN.

0077085
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $77,000.00

X Chad Randall Crow
Affiant

Subscribed and sworn before me this 29th day of June, 1995.

My Commission Expires: 4-23-97

Notary Public

293.90 03CHECK 1-01

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **June, 1995.**

Kouroah Farshadfar

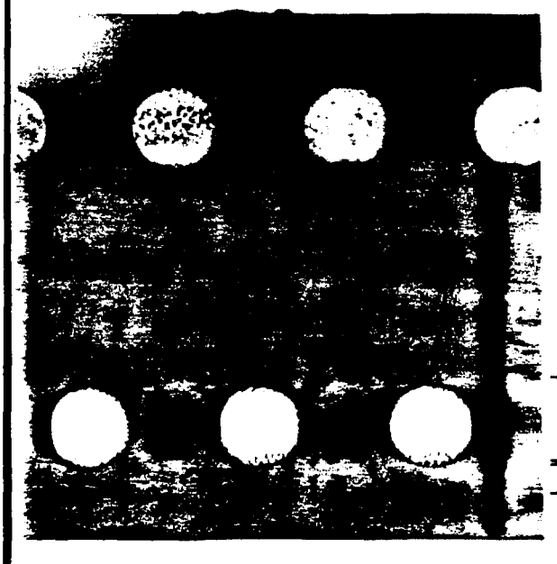
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Kouroah Farshadfar, unmarried** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **29th** day of **June, 1995.**

Notary Public
My Commission Expires: 5/23/98

File No. 9506-226



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

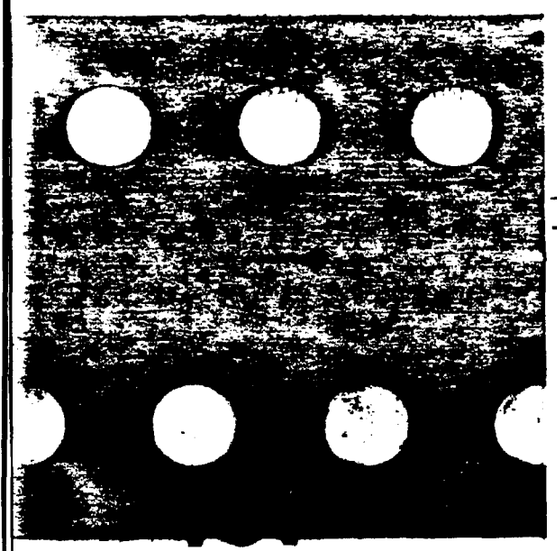
RECEIVED OF _____

FOR _____

BOOK 9725 PG 98

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	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	8.00
TOTAL	293.90
CHECK	293.90

07/07/95 01 13:55 0001 8940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0077085
IDENTIF. ↑ REFERENCE

95 JUL -7 PM 12:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928077