BOOK 9738 PG 432

File in Box No. 19 B

95-7-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,900.00

Robert G. Snyder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 95

Peter Weiss
Notary Public

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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:	MAP-PARCEL NUMBERS
ROBERT G. SNYDER (NAME)	SUNTRUST MORTGAGE, INC. (NAME)	MAP 108-12
3237 East Lake Drive (ADDRESS)	P. O. Box 100100 (ADDRESS)	PARCEL 248
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Atlanta, GA 30348 (CITY) (STATE) (ZIP)	FB #03D-92274

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, FRED KHANKHANIAN AND WIFE, FARZANEH KHANKHANIAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT G. SNYDER AND WIFE, MARTHA F. SNYDER

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. 87 on the Plan of Trailwood Subdivision, Section 5, as of record in Book 6900, Pages 477 through 479, inclusive, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Fred Khankhanian and wife, Farzaneh Khankhanian, by Deed from AKA Engineering & Construction Corporation, of record in Book 7713, Page 461, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4800, Page 254, 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 Grantee(s) herein.

THIS instrument is being executed in behalf of Fred Khankhanian pursuant to a Power of Attorney executed by same on the 7th day of July, 1995, and being filed for record simultaneously herewith.

95 JUL 24 PM 1:33

REGISTER

IDENTIFICATION REFERENCE

00081636

unimproved ( )
This is improved (X) property, known as 3237 East Lake Drive, Nashville, TN 37214
(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 17th day of July 19 95

Fred Khankhanian
FRED KHANKHANIAN
By: Farzaneh Khankhanian
Farzaneh Khankhanian, Attorney-in-fact

Farzaneh Khankhanian
FARZANEH KHANKHANIAN

STATE OF TENNESSEE
COUNTY OF

BOOK 9738 PG 433

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

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, a 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

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 FARZANEH KHANKHANIAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 17th day of July, 1995.

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: September 16, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of July, 1995, before me personally appeared FARZANEH KHANKHANIAN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of FRED KHANKHANIAN, and acknowledged that she executed the same as the free act and deed of the said FRED KHANKHANIAN.

_____
Notary Public

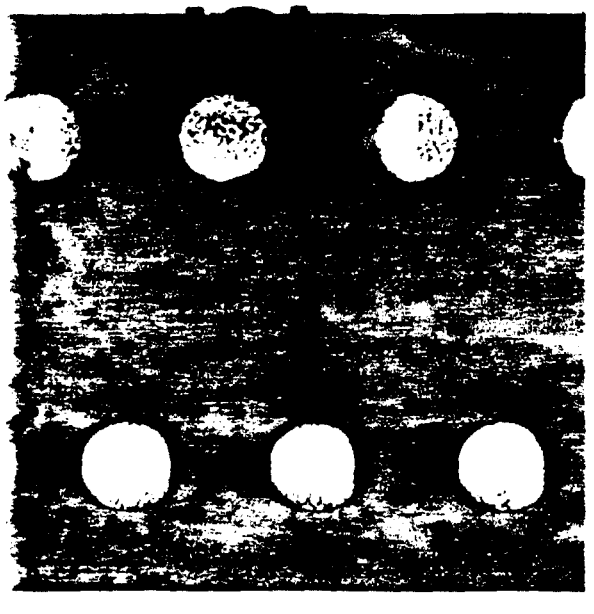
My Commission Expires: September 16, 1995

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

3961 07/24 0101 03CHECK

474.83

TN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

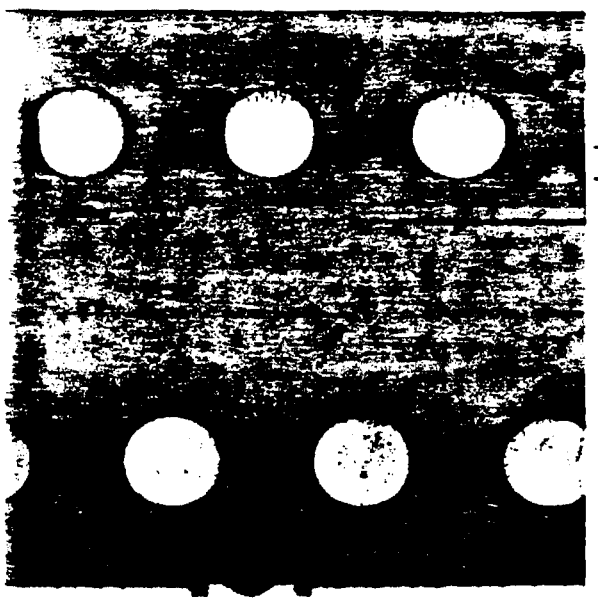
RECEIVED OF _____

FOR _____

BOOK 9738 PG 434

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 125900.00
CON TX 465.83
PRFEE 1.00
WDEED 8.00
TOTAL 474.83
BANK 474.83
CHECK 474.83
07/24/95 01 13:37 0001 3961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0081636
IDENTIF. # REFERENCE

95 JUL 24 PM 1:34

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 933039