This instrument prepared by:
Thomas C. Scott
21st Floor, First American Center
Nashville, Tennessee 37238-0091

0099529
IDENTIF. & REFERENCE

BOOK 9792 PG 717

95 SEP 12 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

FOR 2

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Igtidar A Shirazi, et ux 7158 Birch Bark Drive Nashville, TN 37221	FT Mortgage Companies d/b/a Sunbelt National Mortgage 2974 LBJ Freeway, Ste 200 Dallas, TX 75234	Map 142-11 Parcel 23.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James L. White and wife, Rita A. White, (the "Grantor") does hereby bargain, sell, transfer and convey unto Igtidar A Shirazi and wife Sarwat I. Shirazi, (the "Grantee") their heirs, representatives and assigns, all their right, title and interest in and to property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Valley West, Section 2, of record in Book 3600, page 86, Register's Office for said County and more fully described in deed of record in Book 4321, page 911, Register's Office for said County.

Being the same property conveyed to James L. White and wife, Rita A. White by deed of record in Book 4321, page 911, Register's Office for Davidson County, Tennessee.

This is improved property generally known as 7158 Birch Bark Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Igtidar Shirazi and wife Sarwat I. Shirazi, their heirs, representatives and assigns, forever.

AND James L. White and wife, Rita A. White do covenant with the said Igtidar A Shirazi and wife Sarwat I. Shirazi that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for (1) taxes for 1995 which have been prorated and are assumed by Grantee, (2) Ten-foot public utility easement, anchor easement, 40-foot minimum setback line and conditions of owners certificate as shown on plan of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee and (3) Restrictive Covenants contained in instrument of record in Book 3833, page 789, and amended in Book 3888, page 501, said Register's Office.

AND James L. White and wife, Rita A. White, do further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever

defend the title to said land to the said Igtidar A Shirazi and wife Sarwat I. Shirazi, their heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 11 day of September, 1995.

James L. White
James L. White

Rita A. White
Rita A. White

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 James L. White and wife, Rita A. White, the bargainors, 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 Nashville, Tennessee this 11 day of September, 1995.

NOTARY PUBLIC

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 27, 1998

MY COMMISSION EXPIRES: 3-27-98.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 156,000.00.

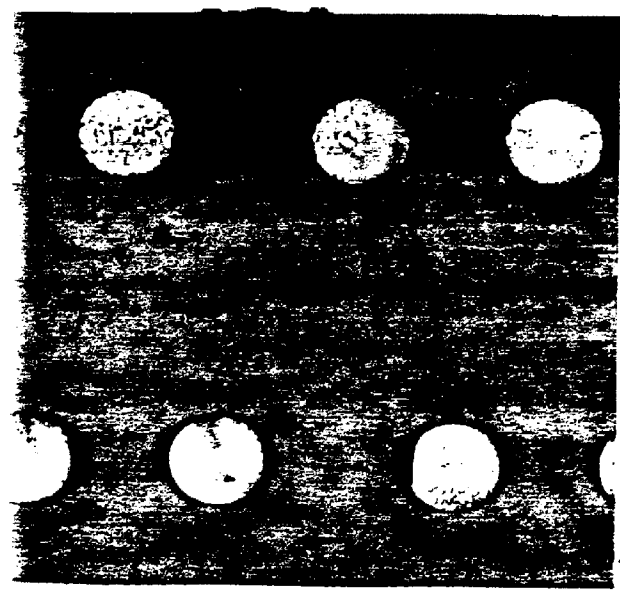
Susan B. Nichols
AFFIANT

NOTARY PUBLIC

WANDA F. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

My Commission Expires: _____.

351[illegible]/22 0101 03CHECK 586.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9792 PG 719

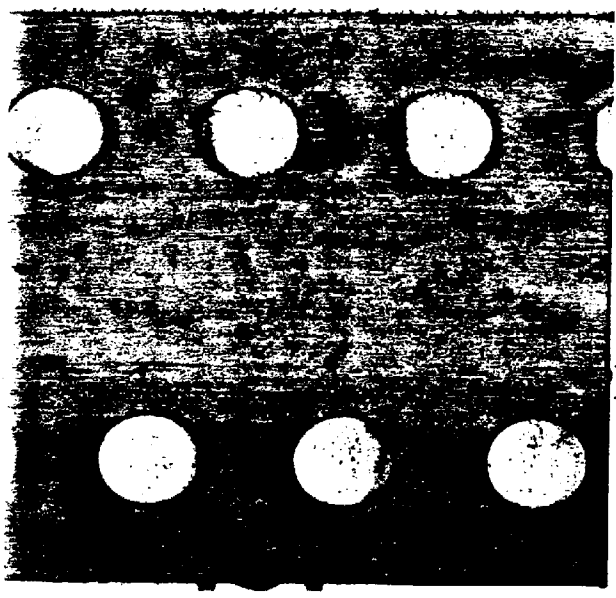
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 156000.00
CON TX 577.20
PRFEE 1.00
WDEED 8.00
TOTAL 586.20
CHECK 586.20

09/12/95 01 13:59 0001 3261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0099529
IDENTIF. ↑ REFERENCE

95 SEP 12 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952132