This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9849 PG 895

50-B

ADDRESS NEW OWNER:
Abdulkarim Nemat and Fawzia Ali
286 Elysian Fields Road
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Pacific Southwest Bank
4144 N. Central Expwy., Suite 160
Dallas, Texas 75204

MAP AND PARCEL:
MAP 133-12
GROUP
PARCEL 120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Terry S. Walton and wife, Tina L. Walton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Abdulkarim Nemat and wife, Fawzia Ali, 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. 60 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Terry S. Walton and wife, Tina L. Walton by deed from Terrence Hayes and wife, Francine Kay Hayes, as of record in Book 8687, page 679, Register's Office for Davidson County, Tennessee.

This is improved property known as 286 Elysian Fields Road, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 3770, page 214, said Register's Office.
3. All matters as shown on the plan of record in Book 3600, page 60, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Abdulkarim Nemat and wife, Fawzia Ali, their heirs and assigns, forever; and we, Terry S. Walton and wife, Tina L. Walton, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9849 PG 806

Witness our hands this the 31st day of October, 1995.

Terry S. Walton

Terry S. Walton

Tina L. Walton

Tina L. Walton

By Terry Walton Att'n Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terry S. Walton the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 11-20-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terry S. Walton, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney in Fact of Tina L. Walton, and is authorized by her to execute this instrument on her behalf as her free act and deed.

Witness by hand and official seal at Nashville, Tennessee, this 31st day of October, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,000.00.

AFFIANT

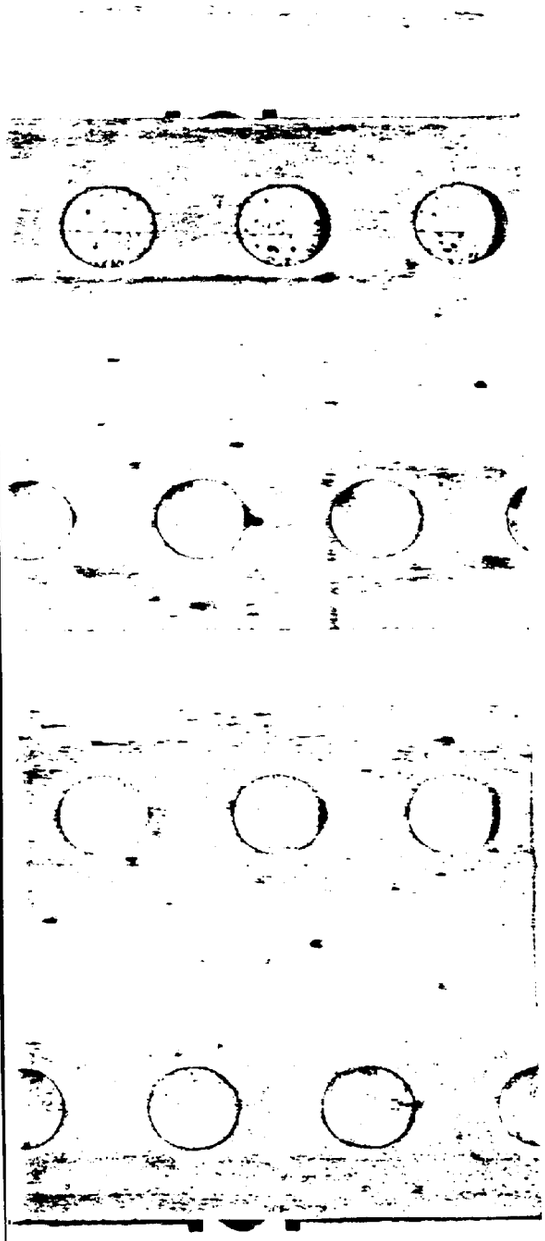
Subscribed and sworn to before me
this 31st day of October, 1995.

NOTARY PUBLIC
My Commission Expires: 11-20-96

95 NOV 13 AM 11:06
DAVIDSON COUNTY, TN.

297.50

95119107



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9849 PG 807

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

11/03/95 01 11:06 0001 4531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 NOV -3 AM 11:06
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

011907

No. 973153