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

BOOK 9854 PG 403

ADDRESS NEW OWNER:
Hussein Mohammadi and Bassi Nazi
327 Tusculum 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 162-01-F
GROUP
PARCEL 1

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, I, Kim Miller, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Hussein Mohammadi and wife, Bassi Nazi, 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:

> A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 1 on the Plan of Park Court, of record in Book 6900, page 967, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Anthony R. Miller and wife, Kim Miller, by Deed from W. L. Bainbridge, Inc., of record in Book 8227, page 366, Register's Office for Davidson County, Tennessee. Said property was vested in Kim Miller by Final Decree, of record in Book 219A, page 586, Chancery Court for Davidson County, Tennessee.

This is improved property known as 327 Tusculum 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 the 1996 taxes and subsequent years taxes thereafter.
2. Declaration of Covenants, Conditions and Restrictions of record i Book 7930, page 986, as amended in Book 8010, page 476 and in Book 8010, page 478, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of Record in Book 6900, page 967, in said Register's Office.
4. Sanitary sewer and/or storm drainage easement of record in Book 6434, page 963, in said Register's Office.
5. Drainage Easement of record in Book 4161, page 570, in said

Register's Office.

6. Subject to the rights of others in and to the common areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hussein Mohammadi and wife, Bassi Nazi, their heirs and assigns, forever; and I, Kim Miller, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this the 7th day of November, 1995.

Kim Miller

Kim Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kim Miller, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of November, 1995.

NOTARY PUBLIC

5-5-99

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Kim Miller

AFFIANT

Subscribed and sworn to before me this 7th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 5-5-99

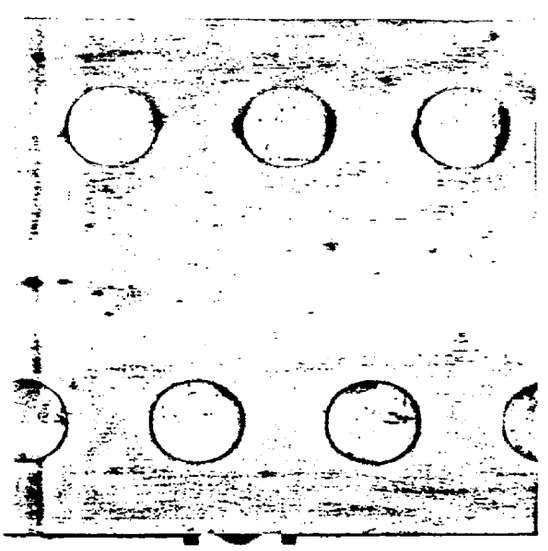
11/08 0101 03CHECK 297.60

95 NOV -8 PM 1:42

0121001

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9854 PG 405

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
11/08/95 01 13:44 0001 8251

012100.1
IDENTIF. # REFERENCE

95 NOV -8 PM 1:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 974854