This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9571 PG 742

ADDRESS NEW OWNER:
Mohsen Sarfehjoo
4200 Bayside Lane
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FTB MORTGAGE SERVICES
8001 N. Stemmons Freeway
Dallas, TX 75247

MAP AND PARCEL:
MAP 42-8-A
PARCEL 10 CO
11D-94762

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Paul C. Henson and wife, Tina M. Henson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mohsen Sarfehjoo, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 10, on the Plan of Heritage Glen PUD, of record in Plat Book 6900, Page 981, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Paul C. Henson and wife, Tina M. Henson, by deed from Tri-County Builders, Inc. of record in Book 8810, Page 547, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by FTB Mortgage Services of record in Book 8810, Page 550, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7939, Page 978, amended in Book 8111, Page 86; Articles of incorporation of record in Book 7939, Page 985; By-Laws of record in Book 7939, Page 990; and Charger of record in Book 8108, Page 508, said Register's Office.

This is improved property known as 14 Heritage Glen Court, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mohsen Sarfehjoo, unmarried, his heirs and assigns, forever; and we, Paul C. Henson and wife, Tina M. Henson do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his 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 our hands this the 29th day of November, 1995.

Paul C. Henson

Tina M. Henson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul C. Henson and wife, Tina M. Henson 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,865.30.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 3/22/97

95 DEC -1 AM 11:11
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

012774.1

3587 12/01 0101 03CHECK 282.43

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 9871 PG 744

FOR

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	73865.30
CON TX	273.43
PRFEE	1.00
WDEED	8.00
TOTAL	282.43
CHECK	282.43

12/01/95 01 11:12 0001 3587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127741 IDENTIF. ↑ REFERENCE

95 DEC -1 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982093