BOOK 9891 PG 409

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/98

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Peggy A. Coomer (NAME)	First Trust Mortgage (NAME)	155-8-A-41
6137 Tuliptree Lane (ADDRESS)	6525 Quail Hollow Rd. Ste. 300 (ADDRESS)	9D-79324
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND 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, Valentin Dehdashti AND HUSBAND, MORRIS ESHAGHPOUR PG 12

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy A. Coomer

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. 41, Poplar Creek Estates, Phase I, of record in Book 6250, page 647, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Valentin Dehdashti by deed from Morris Eshaghpour Contracting Corp. of record in Book 9743, Page 863, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

See Power Of Attorney Recorded in Book 9645 pages 1 & 2.

0133028

IDENTIFICATION

95 DEC 13 PM 3:0

DAVIDSON COUNTY, TE

unimproved ( )
This is improved (X) property, known as 6137 Tuliptree Lane, Nashville, TN 37221
(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 my hand this 12th day of December 19 95

Valentin Dehdashti

Morris Eshaghpour

attorney in fact

attorney in fact

BOOK 9891 PG 410

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 Valentin Dehdashti

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 19 95.

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, and 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

On this the 12th day of December, 1995, before me personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument in behalf of Valentin Dehdashti AND MORRIS STAGHBERG as ATTORNEY Attorney in Fact, and acknowledged the he executed the same as the free act and deed of the said Valentin Dehdashti AND MORRIS ELECTRONICS

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of December, 1995.

Notary Public

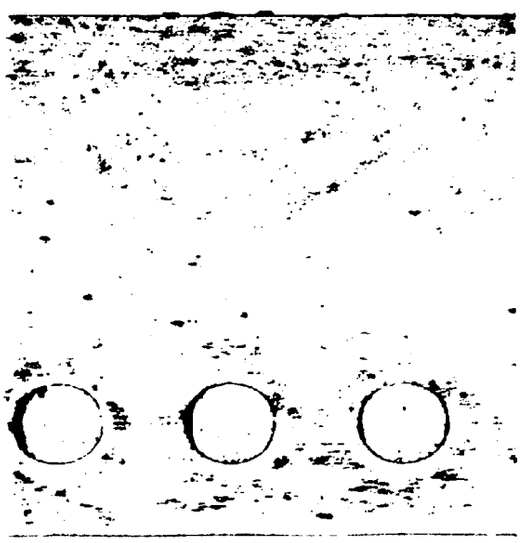
GAIL C. VICKERY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

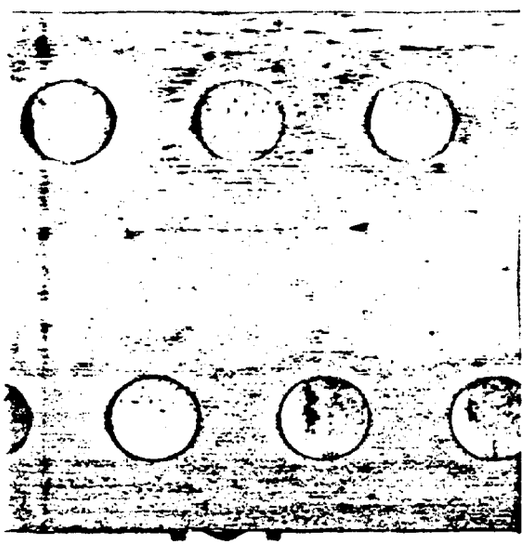
My Commission Expires MAR. 27, 1999

My Commission Expires: 3/27/99

STA 12-13 3404 3SCHEDK

3560-30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9891 PG 411

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	149000.00
CON TX	551.30
PRFEE	1.00
WDEED	8.00
	560.30
CHECK	560.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/95 01 15:06 0001 9334

95 DEC 18 PM 3:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0133028
IDENTIFICATION REFERENCE

No. 987766