FORM NO WD-1

return

BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
NASHVILLE TENNESSEE 37203
(615) 292 5900

BOOK 9893 PG 96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER 19 95

Notary Public

MY COMMISSION EXPIRES: 5-ET-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAULA J. STARIN (NAME)	Leader Federal (NAME)	143-2-C-39
671 Harpeth Trace Dr. (STREET ADDRESS OR ROUTE NUMBER)	159 Madison Ave (STREET ADDRESS)	9DZ 73079
Nashville, TN 37221 (CITY) (STATE) (P O ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	

FOR AND IN 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 I, VALENTIN DEHDASHTI, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAULA J. STARIN

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. 39, Harpeth Knoll Planned Unit Development as of record in Book 5200, page 764, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Valentin Dehdashti by Quitclaim Deed from Morris Eshaghpour Contracting Corporation of record in Book 9644, page 998, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Morris Eshaghpour Contracting Corporation by deed from John R. Beesley, III, Trustee, of record in Book 6262, page 190, said Register's Office.

The said Morris Eshaghpour, husband of Valentin Dehdashti, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

SEE POWERS OF ATTORNEY OF RECORD IN BOOK 9645, PAGE 1, AND BOOK 9645, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is (unimproved / improved X) property, known as 671 Harpeth Trace Drive, Nashville, Tennessee 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 our hands this 15th day of December, 19 95

Valentin Dehdashti — Morris Eshaghpour

VALENTIN DEHDASHTI — MORRIS ESHAGHPOUR

by Alan Saturn, attorney in fact — attorney in fact

BOOK 9893 PG 97

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

0133558

IDENTIFICATION REFERENCE

95 DEC 19 PM 1:38

FELICIA MORROW-REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of December, 1995, before me personally appeared ALAN L. SATURN, to be known to be the person who executed the foregoing instrument in behalf of VALENTIN DEHDASHTI and MORRIS ESHAGHPOUR, as their attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said VALENTIN DEHDASHTI and MORRIS ESHAGHPOUR, as though they personally had acted.

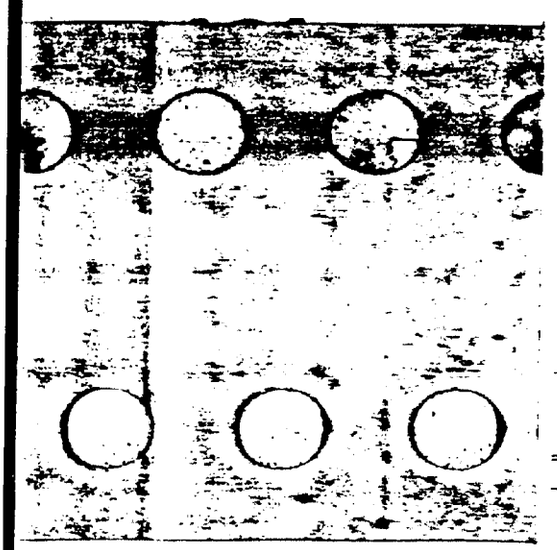
WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1995.

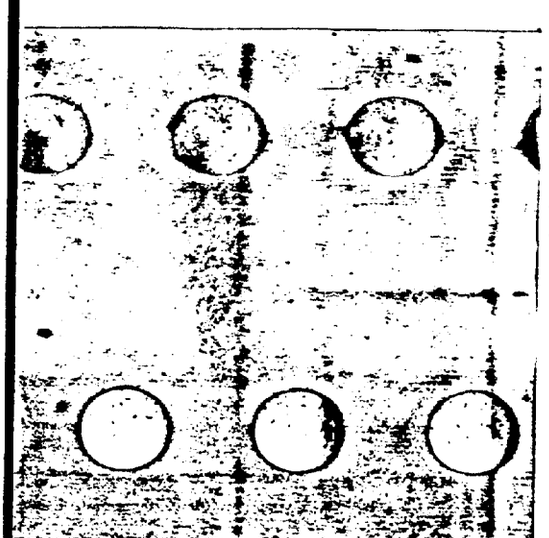
12/19/0101 02:38PM

NOTARY PUBLIC

My Commission Expires: 5.5.99

464.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9893 PG 98

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
123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
~~TOTA~~ ~~464.10~~
~~S ESC~~ ~~464.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/95 01 13:39 0001 9933

0133558
IDENTIF. REFERENCE

95 DEC 19 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 988356