WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 5/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baba Namjoupanah (NAME)	CTX Mortgage Company (NAME)	MAP 172-12-B
604 Roundhill Place (ADDRESS)	P.O. Box 199000 (ADDRESS)	PARCEL 300
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (CITY) (STATE) (ZIP)	6D78039

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, Gary M. Tabor and wife, Mary Jo Tabor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Baba Namjoupanah and wife, Zahra Ghadimi

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. 478 on the Plan of Bradford Hills, Section Thirteen, of record in Plat Book 7900, page 6 and amended in Book 7900, page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary M. Tabor and wife, Mary Jo Tabor by deed from Yazdian Construction, Inc. of record in Book 9560, page 707, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, page 170; Book 9227, page 681, Bylaws in Book 8071, page 531, Charter in Book 8071, page 520, Open Space in Book 8154, page 304 and Deeds of Conveyance in Book 8377, page 769 and Book 8377, page 808, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

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

unimproved ( )
This is improved (X) property, known as 604 Roundhill Place, Nashville, TN 37211
(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 hand s this 27th day of February 19 96.

Gary M. Tabor by Mary Jo Tabor ATTNY in fact
Gary M. Tabor by Mary Jo Tabor by Power of Attorney recorded simultaneous herewith

Mary Jo Tabor
Mary Jo Tabor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9962 PG 352

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jo Tabor

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February 19 96.

Commission expires 11/22/97

Laura A. Beasley
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 February 27, 1996, before me personally appeared Mary Jo Tabor to me known to be the person who executed the foregoing instrument in behalf of Gary M. Tabor and acknowledged that she executed same as the free act and deed of said Gary M. Tabor for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 1996.

My Commission Expires:

11/22/97

Laura A. Beasley
Notary Public

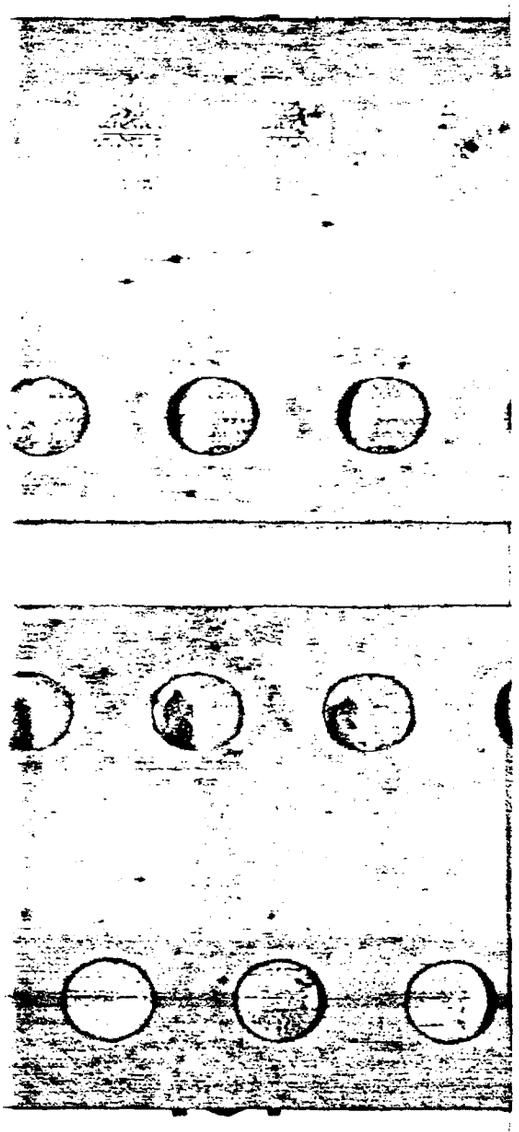
015504

IDENTIF. ↑ REFERENCE

96 FEB 29 PM 2:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2979 02/29 0101 03CHECK 596.50



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

RECEIVED OF _____

FOR _____

BOOK 9962 PG 353

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
158800.00
CON TX 587.56
PRFEE 1.00
WDEED 8.00
TOTAL 596.56
CHECK 596.56
02/29/96 01 14:30 0001 2979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155041
IDENTIF. ↑ REFERENCE

96 FEB 29 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011116