[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Ali Asghar Bakhsheshe]	CTX Mortgage Company]	MAP and PARCEL]
[Mahboubeh Nazari]	Attn: Tax Dept.]	]
[2937 Edge-Moor Drive]	P.O. Box 199000]	150-5-195]
[Nashville, TN 37217]	Dallas, TX 75219]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronnie L. Schmittou and Adonnica Schmittou, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Ali Asghar Bakhsheshe and Mahboubeh Nazari, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 722 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, Page 44, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Edge Moor Drive, corner of Lots 722 and 723; thence with the line between said two lots, northwardly 105.52 feet to a monument at the rear corner of Lot No. 721, 722 and 723; thence with the line between Lots Nos. 721 and 722, eastwardly 108.85 feet to a point in the westerly margin of Galesburg Drive; thence with the margin of the same, southwardly 85.0 feet to a monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, southwestwardly 39.27 feet to a monument in the northerly margin of Edge Moor Drive; thence with said margin of said Drive, westwardly 85.5 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Ronnie L. Schmittou and wife, Adonnica Schmittou by warranty deed from Helen G. Jones, unmarried, of record in Book 8247, Page 630, Register's Office, Davidson County, Tennessee.

This is property with a common address of 2937 Edge-Moor Drive, Nashville, TN 37217.

This is one and the same property as 2941 Edge Moor Drive, Nashville, TN 37217, stated as being the property address in the prior deed of record.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4460, Page 44, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4549, Page 802, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this
[transfer is $98,000.00
[mahboubeh nazari
[Affiant
[Subscribed and sworn before me this 22nd day of March, 1996.
[My Commission Expires: 5/23/98 Notary Public

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of **March, 1996**.

Ronnie L Schmittou
Ronnie L. Schmittou

Adonnica Schmittou
Adonnica Schmittou

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ronnie L. Schmittou and Adonnica Schmittou, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **22nd** day of **March, 1996**.

Notary Public
My Commission Expires:

File No. 9603-118

0164619
IDENTIF. ↑ REFERENCE

96 MAR 28 AM 8:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3299 03/28 0101 03CHECK 371.50



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

RECEIVED OF _____

FOR _____

BOOK 9993 PG 227

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	98000.00
			CON TX	362.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	371.60
			CHECK	371.60

03/28/96 01 08:17 0001 3288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164619
IDENTIF. # REFERENCE

96 MAR 28 AM 8:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021305