10019-824

File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #96-4-34-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PARVIZ YOUSSEFI	"NEW OWNERS"	MAP 083-14-0
(NAME)	(NAME)	
3045 BRASTER DRIVE		PARCEL 137.00
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		FB #23W-04980
(CITY) (STATE) (ZIP)	(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, DOLORES A. CASSIDY AND HUSBAND, PATRICK G. CASSIDY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PARVIZ YOUSSEFI AND WIFE, DeANNE C. YOUSSEFI AND SABRINA SHOULDERS, A MARRIED WOMAN

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. 48 of Block "A" on the Plan of Priest Home Place Subdivision, as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complte and accurate legal description thereof.

BEING the same property conveyed to Dolores A. Cassidy and husband, Patrick G. Cassidy, by Deed from Sheller P. Brooks, of record in Book 8468, Page 277, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee herein assume and agree to pay the unpaid balance owing on a certain Note and secured by a Deed of Trust executed by the Grantor herein to Sheller P. Brooks, in the original principal amount of $45,360.00, of record in Book 8468, Page 280, Register's Office for Davidson County, Tennessee.

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 1701 Fatherland Street, Nashville, TN 37206
(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 12th day of April 19 96

DOLORES A. CASSIDY Dolores A. Cassidy
By: DeAnne C Youssefi
DeANNE C. YOUSSEFI, Attorney-in-fact
PATRICK G. CASSIDY Patrick G Cassidy by DeAnne C Youssefi
By:
DeANNE C. YOUSSEFI, Attorney-in-fact

Legal continued from Page 1

"Prepared solely from information provided by the parties to and at the direction of the parties to the transaction."

THIS instrument is being executed in behalf of DOLORES A. CASSIDY pursuant to a Power of Attorney executed by same on the 12th day of April, 1996, and being filed for record simultaneously herewith.

THIS instrument is being executed in behalf of PATRICK G. CASSIDY pursuant to a Power of Attorney executed by same on the 15th day of April, 1996, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of April, 1996, before me personally appeared DeANNE C. YOUSSEFI, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of DOLORES A. CASSIDY AND HUSBAND, PATRICK G. CASSIDY, and acknowledged that she executed the same as the free act and deed of the said DOLORES A. CASSIDY AND HUSBAND, PATRICK G. CASSIDY.

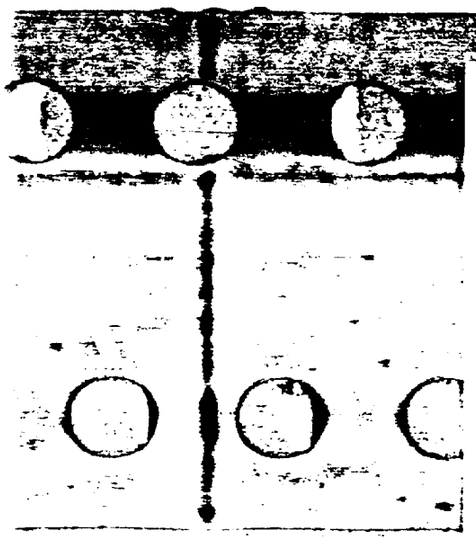
Notary Public

My Commission Expires: 7/24/99

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

01172670

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBK 10019 PG 826

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MG 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
			CONF	60000.00
			CO Tx	240.50
			PRFEE	1.00
			MISC	3.00
			TOTAL	249.50
			CHECK	249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172670
IDENTIF. & REFERENCE

98 APR 13 P1:12

No. 1029867