WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 10035 PG 174

34508

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS: $ 67,500.00

X Alvin Nance Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 4/28/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Alvin Nance, Jr. (NAME)	Countrywide Funding Corporation (NAME)	148-8-204
4617 Long Branch (ADDRESS)	155 North Lake Ave. P.O. Box7137 (ADDRESS)	2DU 70503
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Pasedena, California 91109 (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, Mohammad Kazem Shomali and wife, Beverly J. Shomali

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin Nance, Jr.

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. 21 on the Plan of Section Eight, Terragon Trails, of record in Book 5200, page 41, Register's Office for said County.

Said Lot No. 21 fronts 30.00 feet on the southerly margin of Long Branch and extends back 157.23 feet on the westerly line and 132.88 feet on the northeasterly line to a broken line in the rear, measuring 187.55 feet thereon.

BEING the same property conveyed to Mohammad Kazem Shomali and wife, Beverly J. Shomali by deed from Linda Ann Miller Aufderhar and husband, John D. Aufderhar of record in Book 7556, Page 907, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 4617 Long Branch, Antioch, TN 37013
(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 26th day of April, 19 96

Mohammad Kazem Shomali By Shahram Jam Orkabd Attorney In fact
Mohammad Kazem Shomali

Beverly J. Shomali By Shahram Jam Orkabd attorney In fact
Beverly J. Shomali

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 [redacted],

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

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 26TH day of APRIL, 1996, before me personally appeared JIM NIKAUD to me known to be the person who executed the foregoing instrument in behalf of MOHAMMAD KAZEM SHOMALI AND BEVERLY J. SHOMALI as THEIR Attorney in Fact, and acknowledged the HE executed the same as the free act and deed of the said MOHAMMAD KAZEM SHOMALI & BEVERLY J. SHOMALI.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 26TH day of APRIL, 1996.

Notary Public

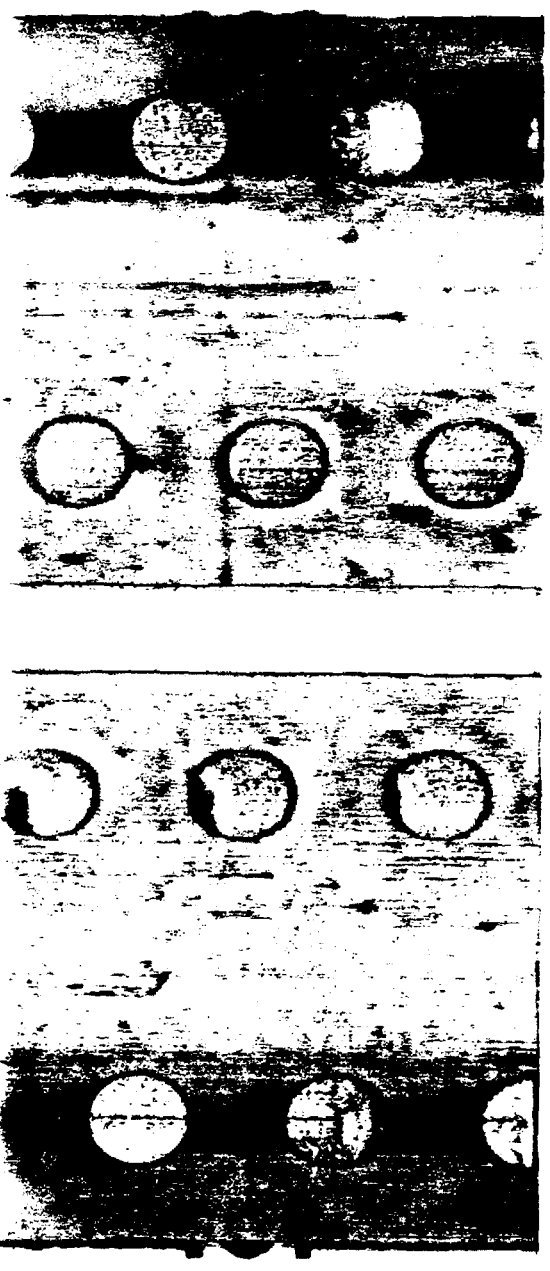
My Commission Expires: 11/28/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0177310
IDENTIF. & REFERENCE

96 MAY -1 PM 3:44
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

257.25 0.00 0.00 CHECK 258.75



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

RECEIVED OF _____

FOR _____

BOOK 10035 PG 176

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	67500.00
			CON TX	249.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	258.75
			CHECK	258.75
05/01/96	01		15:47 0001	6767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177310
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 3:4
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034804