BOX 19B
96-4-89-B

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

BOOK 10039 PG 508

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAYTON E. SHEPARD and wife, LORETTA M. SHEPARD,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto SIROOS AZHDARINASSAH and SUDABETH RAHIMI, husand and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Ransom Village, of record in Book 7900, pages 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Dayton E. Shepard and wife, Loretta M. Shepard by deed from Ransom Village, Inc., a Tennessee Corporation, of record in Book 9730, page 494, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of covenants, Conditions and Restrictions of record in Book 9525, page 187 as amended in Book 9647, page 72, and all matters as shown on the recorded plan.

This is improved property known as: **617 Ransom Village Way, Antioch, TN 37013**

TO HAVE AND TO HOLD the same 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 and 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 5th day of April, 1996

Dayton E. Shepard

Loretta M. Shepard

0178476
IDENTIF. ↑ REFERENCE

STATE - 3 PM 2:21
DAVIDSON COUNTY, TENN.

BOOK 10039 PG 509

STATE OF Tennessee

COUNTY OF Davidson

On this 8th day of April, 1996, before me personally appeared Dayton E. Shepard and wife, Loretta M. Shepard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5/25/96

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 110,500.00.

Affiant

Subscribed and sworn to before me this 30th day of April 1996

Notary Public

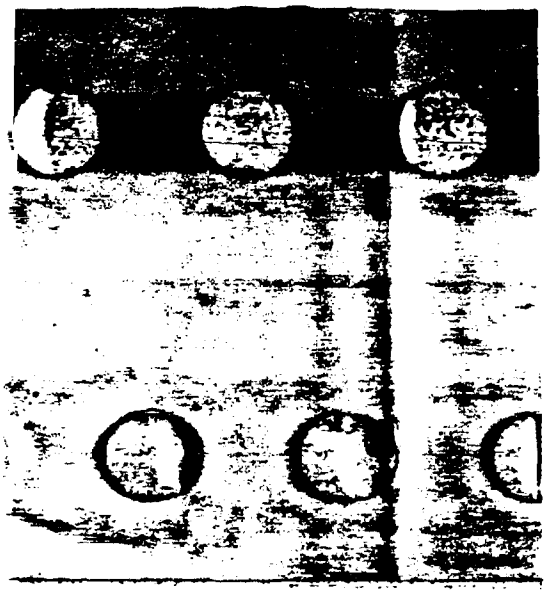
PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

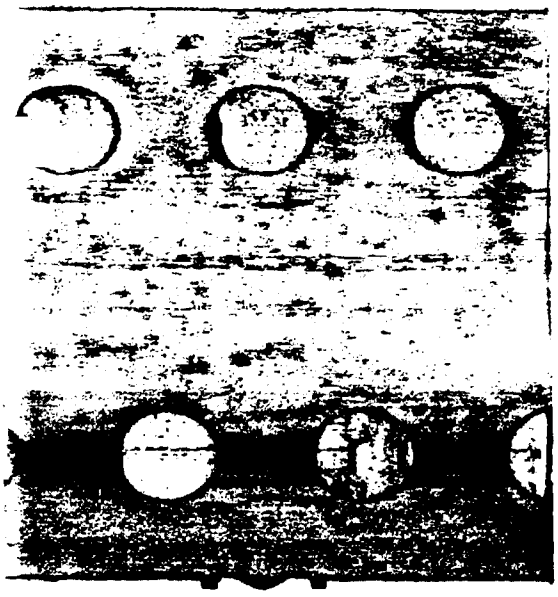
My Commission Expires: 7/24/99

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
SIROOS AZHDARINASSAH	CTX MORTGAGE COMPANY	Map 135-14
SUDABETH RAHIMI	P. O. Box 19000	Group C
617 Ransom Village Way	Dallas, Texas 75219	Parcel 20 CO
Antioch, TN 37013		

96073 05/03 11:01 03CHECK 417.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBook 10059 Pg 510

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	
				110500.00
			CON TX	408.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	417.85
			CHECK	417.85
05/03/96	01		14:23 0001	8023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178476
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 2:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1036046