40-A

This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Mohammed Reza Shariati
and wife, Maria C. Shariati
6215 Highway 70 South
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

BOOK 10055 PG 396

MAP AND PARCEL:
MAP 129-08
PARCEL 020

MORTGAGEE:
CTX Mortgage Company
P. O. Box 199077
Dallas, Texas 75219-9077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vivian J. Bone, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Mohammed Reza Shariati and wife, Maria C. Shariati ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Warner Park Valley, Section 1, recorded in Book 3600 at pages 12, 13 and 14 in the Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Robert G. Bone and wife, Vivian J. Bone by deed from Joel L. O'Connor and wife, Susan O'Connor of record in Book 7594, page 654, Register's Office for Davidson County, Tennessee, the said Robert G. Bone having since died, leaving Vivian J. Bone as surviving tenant by the entirety.

This is improved property known as 6215 Highway 70 South, Nashville, TN 37205.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of May, 1996. BOOK 10055 PG 397

Vivian J. Bone

Vivian J. Bone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vivian J. Bone, unmarried, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $197,500.00.

M. Reza Shariati
AFFIANT

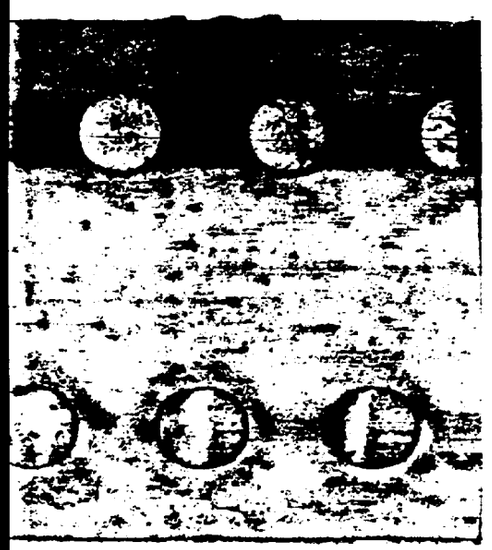
Subscribed and sworn to before me
this 17th day of May, 1996.

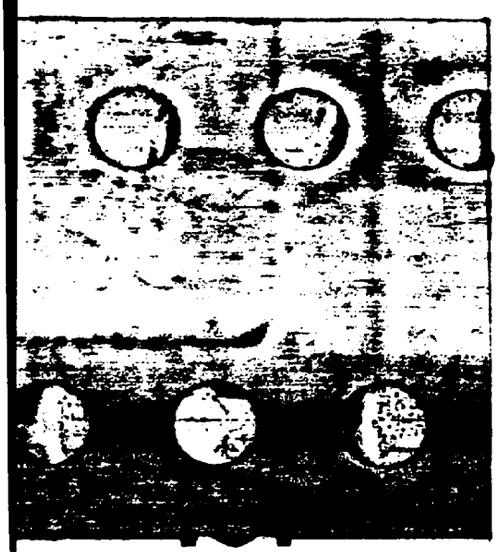
NOTARY PUBLIC

My Commission Expires: 9/18/99

0183485
IDENTIFICATION REFERENCE

739.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10055 PG 398

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 197500.00
				CON TX 730.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 739.75
				CHECK 739.75
			05/23/96 01	15:53 0001 3533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183485 IDENTIF. ← REFERENCE

95 MAY 20 PM 3:4[illegible]

DAVIDSON COUNTY, TN

No. 1041476