WARRANTY DEED

JUDY S. [illegible]
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires November 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd, Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Effat Mohammadkah Hagiagha (NAME)	EFFAT MOHAMMADKAH HAGIAGHA (NAME)	120-13-0-071.00
1109 Tara Ann Court (ADDRESS)	1111 TARA ANN COURT (ADDRESS)	2DA-69071
Nashville, TN 37217 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37217 (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, Launita J. Haycraft and Pamela R. Huff, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Effat Mohammadkah Hagiagha

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. 14A on the Zone Lot Division of Lots 14, 17, 19 and 21 on the Plan of Section 3, Seven Oaks Estates, of record in Book 5200, page 760, as amended in Book 6250, page 599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Launita J. Haycraft and Pamela R. Huff, both unmarried, by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington D.C., of record in Book 8310, page 4, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1996 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions & Restrictions of record in Book 6439, page 266; Charter of record in Book 6560, page 150; By-Laws of record in Book 6439, page 285; Plan of record in Book 5200, page 760, as amended in Book 6250, page 599; Easements of record in Book 5261, page 798; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1109 Tara Ann Court, Nashville, TN 37217
(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 26th day of June 19 96

Launita J. Haycraft
Launita J. Haycraft

Pamela R. Huff
Pamela R. Huff

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 Launita J. Haycraft and Pamela R. Huff, both unmarried

the bargainor s, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 26th day of June 19 96.

Commission expires 11/20/98

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

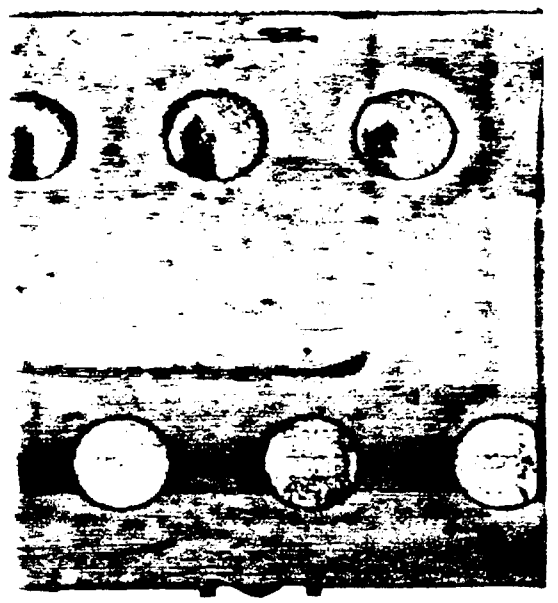
0198258
IDENTIFICATION REFERENCE

96 JUL 1 AM 8:08

REGISTER
DAVIDSON COUNTY, TN.

9424 07/01 0102 03CHECK 17.00





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

RECEIVED OF _____

FOR _____

BOOK 10104 PG 105

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00
07/01/96 01 08:16 0001 9424

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198258
IDENTIFICATION REFERENCE

96 JUL 1 AM 8:08
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1057168