BOX 19B
96-4-89-B

RE-RECORD
BOOK 10135 PG 711

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 SUDABEH 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

Dayton E. Shepard

Loretta M. Shepard

Loretta M. Shepard

This instrument is being rerecorded to correct the spelling of the Grantee's name as noted above.

0178476
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 2:21
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

RE-RECORD

BOOK 10135 PG 712

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 SUDABEH ~~SUDABEH~~ RAHIMI 617 Ransom Village Way Antioch, TN 37013	CTX MORTGAGE COMPANY P. O. Box 19000 Dallas, Texas 75219	Map 135-14 Group C Parcel 20 CO

0208304

IDENTIF. ↑ REFERENCE

RE-RECORD

96 JUL 29 PM 1:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0341 07/29 0101 03CHECK 8.00

3023 05/03 0101 03CHECK 417.85