STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 61,000.00
Subscribed and sworn to before me, this the 15 day of August 1996

Affiant

Notary Public

My commission expires: 7/24/99 (Affix Seal)

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #6G20168 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James G. Mahon	Right Mortgage Company
105 Oceola Avenue STREET ADDRESS	325 West Main Street STREET ADDRESS
Nashville, TN 37209 CITY STATE ZIP	Lebanon, TN 37087 CITY STATE ZIP
MAP & PARCEL NO. 103-2-104	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Reza Shariati and wife, Maria Shariati

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James G. Mahon

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being part of Lot No. 8 on the Plan of the Subdivision of the C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County.

SAID part of Lot No. 8 fronts 50.5 feet on the westerly margin of Oceola Avenue and extends back between parallel lines 150.3 feet to a dead line in the rear, measuring 50.5 feet thereon.

Being all of the property conveyed to Reza Shariati and wife, Maria Shariati by Deed of record in Book 6741 page 811, Register's office for said County.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

M. Reza Shariati and Reza Shariati are one and the same person.

THIS IS IMPROVED PROPERTY KNOWN AS 105 Oceola Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 15 day of August ,1996

M. Reza Shariati
Reza Shariati

Maria Shariati
Maria Shariati

FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 15 day of August , 1996 , before me personally appeared Reza Shariati & Maria Shariati to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

JERRI A. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 21, 1998

Jerri A. Young
Notary Public

State of Tennessee
County of

On this 15 day of August , 1996 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

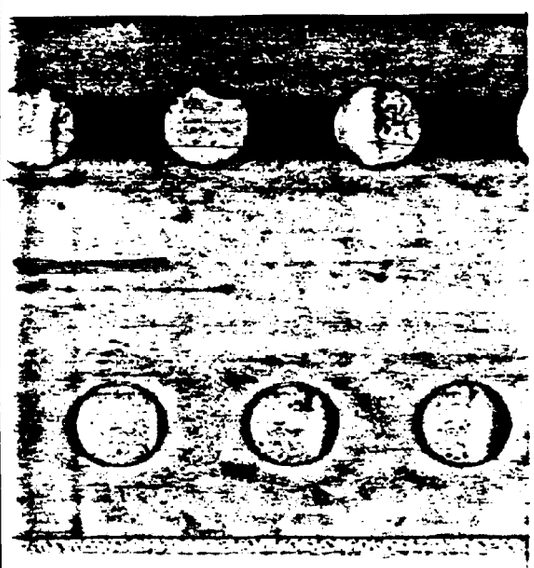
Notary Public

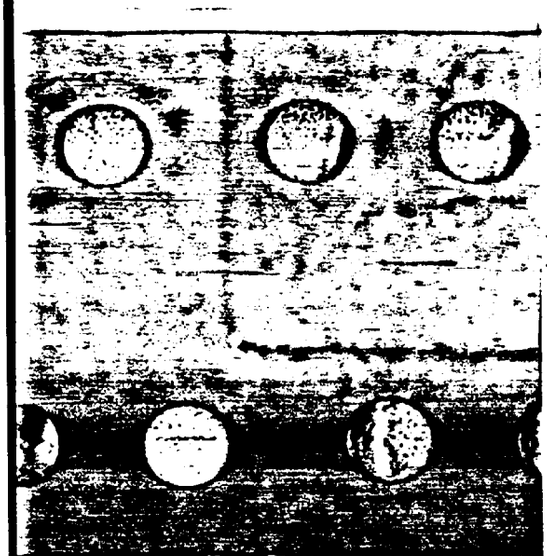
WARRANTY DEED

0216834
IDENTIF. # REFERENCE

96 AUG 21 PM 3:37
FELIX A. NILSON REGISTER
DAVIDSON COUNTY, TN.

9479 08/21 0101 03CHECK 234.70





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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 518

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 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 8.00
TOTAL 234.70
CHECK 234.70

08/21/96 01 15:40 0001 9479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216834
IDENTIF. & REFERENCE

96 AUG 21 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022038