File Box 9B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10170 PG 64

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

No. 14121

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~STACY A. NANCE~~ (NAME)	~~CHASE MANHATTAN~~ (NAME)	~~162-4~~
~~357 Bart Drive~~ (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	~~59~~
Antioch, Tennessee 3701~~3~~ (CITY) (STATE) (P. O. ZIP)	Monroe, LA. 71211-4025 (CITY) (STATE) (ZIP)	5DU 51088

FOR AND IN 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, MOHAMMAD RAHIMI AND WIFE, ZAHRA RAHIMI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STACY A. NANCE AND MATTHEW J. MILLER, both unmarried, as Joint Tenants with the right of survivorship, and not as Tenants in Common

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 154 on the Plan of Antioch Park Section 5, as of record in Plat Book 4460, page 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mohammad Rahimi and wife, Zahra Rahimi by deed from Bobby A. Tignor, Jr. and wife, Derinda Joy Tignor of record in Book 6951, page 600, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4562, page 949; and (3) All matters appearing on the plan of record in Plat Book 4460, page 58, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 12, 1986, in the original principal sum of $55600.00, payable to Atlantic Coast Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6951, page 603, said Register's Office. Said Deed of trust having been assigned to Chemical Mortgage Company by instrument of record in Book 6952, page 379, said Register's Office.

IDENTIF. ↑ REFERENCE 0218956

96 AUG 28 AM 10:18 REGISTER DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 357 Bart Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of August, 19 96

MOHAMMAD RAHIMI

ZAHRA RAHIMI

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10170 PG 65

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMAD RAHIMI AND WIFE, ZAHRA RAHIMI

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of August, 19 96.

My commission expires 11/20/96 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

1730 08/28 0101 03CHECK 240.99

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,726.40

Stacy A Nance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 19 96.

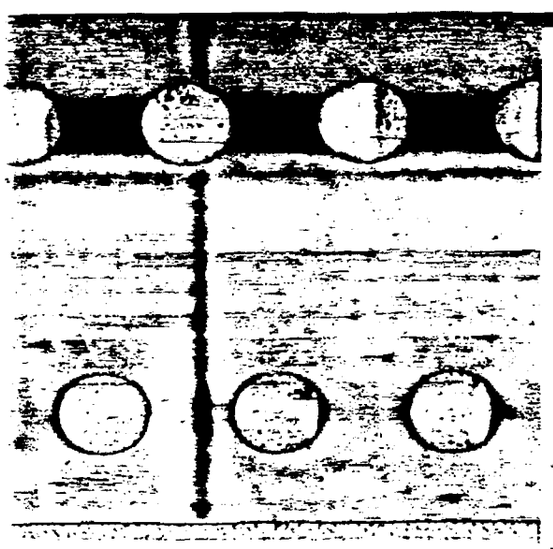
MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL) _____ Notary Public

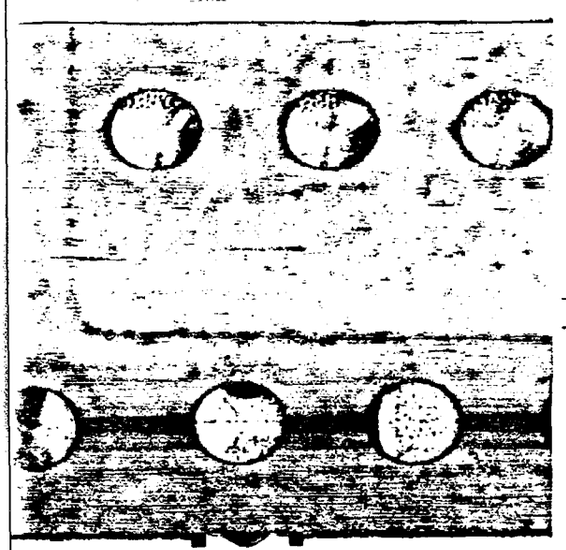
WARRANTY DEED

FROM MOHAMMAD RAHIMI AND WIFE, ZAHRA RAHIMI

TO STACY A. NANCE AND MATTHEW J. MILLER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____ BOOK 10170 PG 66

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	62726.40
CON TX	231.99
PRFEE	1.00
WDEED	8.00
TOTAL	240.99
CHECK	240.99

08/28/96 01 10:22 0001 1730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218956
IDENTIF. ↑ REFERENCE

96 AUG 28 AM 10:18

REGISTER
DAVIDSON COUNTY, TN.

No. 1024265