STATE OF TENNESSEE 96-1543
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,882.30

Carl E. McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 19 96.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 5/23/98

BOOK 10194 PG 529

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. McCoy	Regions Mortgage, Inc.	61-5
(NAME) 174 Timberlake Dr.	(NAME) 605 South Perry Street	133
(STREET ADDRESS OR ROUTE NUMBER) Hendersonville, Tn. 37075	(STREET ADDRES) Montgomery, AL 36104	15DZ 20220
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Hamid Bakhsheshe and wife, Mollie Kay Templeton Bakhsheshe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl E. McCoy and wife, Shirley L. McCoy

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:

Being Lot No. 13 on the Plan of the Resubdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, Block "D", of record in Plat Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Hamid Bakhsheshe and, Mollie Kay Templeton by deed from Third National Bank, filed of record in Book 7307, page 882, Register's Office for Davidson County, Tennessee. The said Hamid Bakhsheshe and Mollie Kay Templeton having since married.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7307, page 885, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

Mollie Kay Templeton and Mollie K. Bakhsheshe are one and the same person.

This is improved property known as 1226 Ardee Avenue, Nashville, TN 37216

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 their hands this 13th day of September, 19 96.

Hamid Bakhsheshe by sli Bakhsheshe atty in fact
Hamid Bakhsheshe

Mollie Kay Templeton Bakhsheshe by sli Bakhsheshe
Mollie Kay Templeton Bakhsheshe
Atty in fact

BOOK 10194 PG 530

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Ali Bakhsheshe, to me known to be the person who executed the foregoing instrument on behalf of Hamid Bakhsheshe, and who acknowledged that he/she executed the same as the free act and deed of the said Hamid Bakhsheshe.

Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of September, 19 96.

NOTARY PUBLIC

My Commission Expires: 5/23/98.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Ali Bakhsheshe, to me known to be the person who executed the foregoing instrument on behalf of Mollie KayTempleton Bakhsheshe, and who acknowledged that he/she executed the same as the free act and deed of the said Mollie KayTempleton Bakhsheshe.

Witness my hand and official seal at Hendersonville, Tennessee, this 13th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 5/23/98.

9796 09/18 0101 03CHECK 230.57

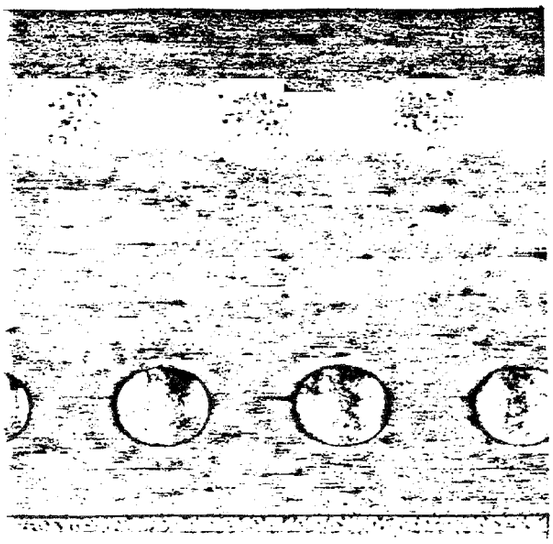
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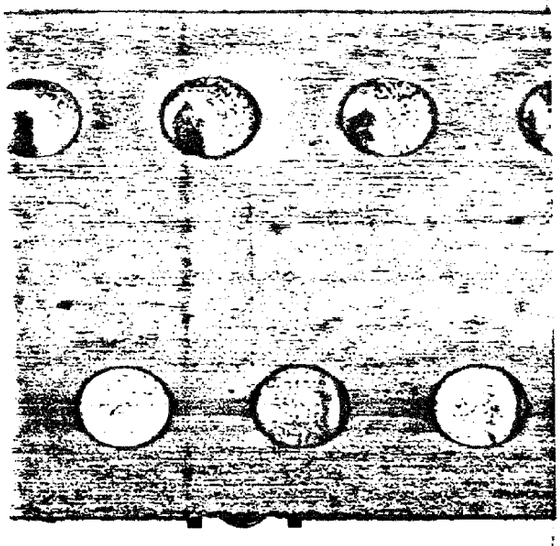
96 SEP 18 AM 9:16

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02264 78





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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 531

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 59882.30
				CON TX 221.57
				PRFEE 1.00
				WDEED 8.00
				TOTAL 230.57
				CHECK 230.57
			09/18/96 01	09:18 0001 9796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226478
IDENTIF. # REFERENCE

96 SEP 18 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032227