BOOK 10255 PG 859

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

VALERIE N. F... KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY TCB-CHJV-96-769
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Fellenstein (NAME)	Crestar Mortgage Corporation (NAME)	MAP 133-13
544 Inwood Drive (ADDRESS)	5311-77 Center Drive, Suite 66 (ADDRESS)	PARCEL 153
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (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, Shahram Nikahd and wife, Marsha Faye Nikahd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Fellenstein, Unmarried

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. 2 on the Plan of Inwood Drive Subdivision, as of record in Plat Book 6050, Page 269, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shahram Nikahd and Marsha Faye Nikahd by Deed from O.H. Mason and wife, Dorothy E. Mason, of record in Deed Book 7292, Page 740, Register's Office for Davidson County, Tennessee and by deed from Bobbie C. Hall of record in Deed Book 6921, Page 724, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

96 NOV 11 AM 9:04
REGISTER
DAVIDSON COUNTY, TN

9982 11/11 0101 03CHECK 430.80

( ) unimproved
(X) improved property, known as 544 Inwood Drive, Nashville, Tennessee 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 31st day of October 19 96

Shahram Nikahd

Shahram Nikahd

Marsha Faye Nikahd

Marsha Faye Nikahd

BOOK 10255 PG 860

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 Shahram Nikahd and wife, Marsha Faye Nikahd

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 31st day of October, 19 96.

Commission expires 3.3.99

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 _____.

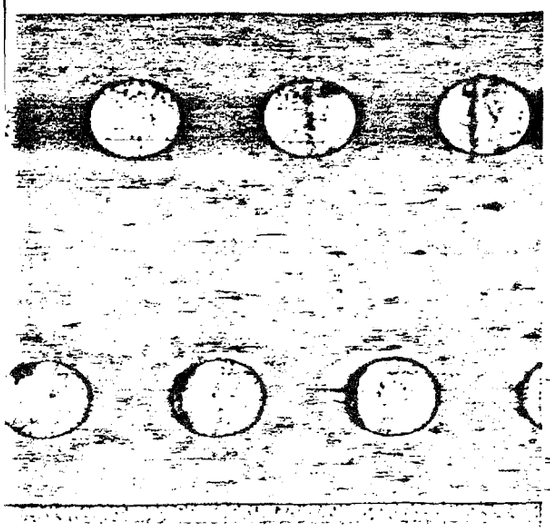
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

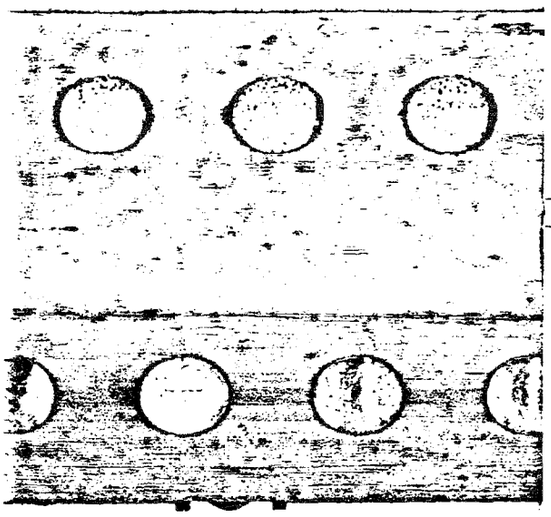
My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10255 PG 861

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				114000.00
			CON TX	421.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	430.80
			CHECK	430.80
11/11/96		01	09:08	0001 9982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

024534 I
IDENTIF. ↑ REFERENCE

96 NOV 11 AM 9:04
REGISTER
DAVIDSON COUNTY, TN.

No. 1086885