NAME AND ADDRESS OF NEW OWNERS:
Alma H. Johnson
308 Paragon Mills Road
Nashville, TN 37211

SEND TAX BILLS TO:
Trans Financial Mortgage Company
P.O. Box 1718
Tullahoma, TN 37388

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

BOOK 10258 PG 116

WARRANTY DEED

(Map 133.12, Parcel 122)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Iraj Fani and Narjes Nouhnejad, husband and wife**, have bargained and sold and do hereby transfer and convey unto **Alma H. Johnson, unmarried, and Stephanie D. Johnson, unmarried**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. 1 GREENWOOD HILLS, SECTION ONE, according to plat and survey of record in Plat Book 3106, page 37, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING the same property conveyed to Iraj Fani and wife, Narjes Nouhnejad, by Warranty Deed of record in Record Book 7293, page 854, of the Register's Office of Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 3251, page 18, as amended in Book 3255, page 156 and as restated in Book 5013, page 392; 30 ft. minimum building setback line along front of lot; 10 ft. public utility and drainage easement along rear of lot; 10 ft. public utility easement along west side of lot; any and all matters of record and as shown in Plat Book 3106, page 37; all of the Register's Office of Davidson County, Tennessee.

0246185
IDENTIF. ↑ REFERENCE

96 NOV 13 PM 1:17
FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated and paid at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Iraj Fani

Narjes Nouhnejad

BOOK 10258 PG 117

STATE OF CALIFORNIA)
:ss
COUNTY OF San Diego)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Iraj Fani**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 7th day of November, 1996.

My Commission Expires:
5-8-98

Steve W Monroe
Notary Public

Steve W. Monroe
Comm. #1026203
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Comm. Expires May 8, 1998

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Narjes Nouhnejad**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 7th day of November, 1996.

My Commission Expires:
2-28-98

Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$94,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

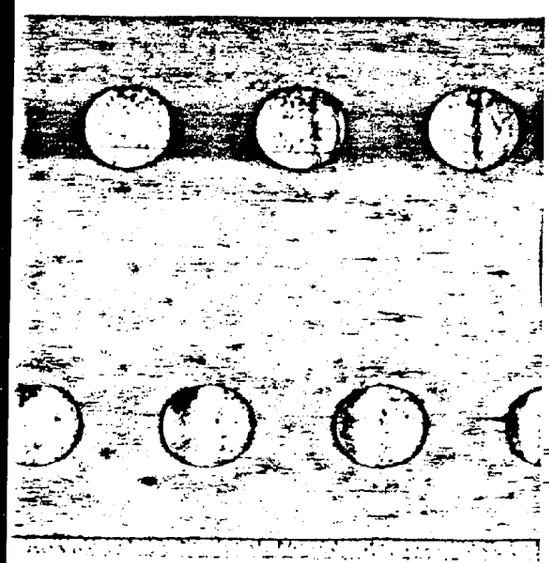
Affiant

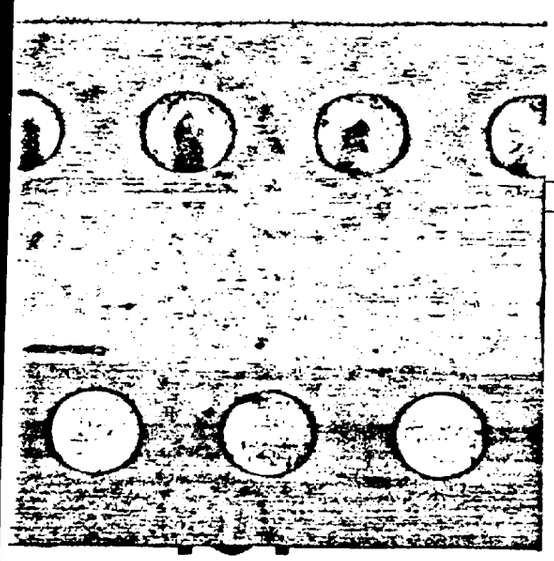
Subscribed and sworn to before me this 7th day of November, 1996.

My Commission Expires:
2-28-98

Notary Public

0866 11/13 0101 03CHECK 360-13





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

RECEIVED OF _____

FOR _____

BOOK 10258 PG 118

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 94900.00
CON TX 351.13
PRFEE 1.00
WDEED 8.00
TOTAL 360.13
CHECK 360.13

11/13/96 01 13:20 0001 0866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246185
IDENTIF. ▲ REFERENCE

96 NOV 13 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087758