BOOK 10281 PG 211

27A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 19 96

Notary Public

JAMES R. BLUMBERG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

JAMES R. BLUMBERG
Notary at Large
Comm. Exp. 7-22-2000

COMMISSION EXPIRES: (NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mehran Malakouti (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	161-5A-40CO
822 Ashlawn Place (ADDRESS)	1100 CORPORATE CENTER DRIVE (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	RALEIGH NC 27607-5066 (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, Mohammad Goshayeshi and wife, Fariba Miragha

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mehran Malakouti

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 Unit No. B-22, Ashlawn Place Condominiums, according to the Master Deed of record in Book 6607, page 596 thru 673, amended by Book 7168, page 550, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mohammad Goshayeshi and wife, Fariba Miragha by deed from Security Federal Savings and Loan Association of Nashville of record in Book 8464, page 654, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
96 DEC -5 AM 8:46

IDENTIF. & REFERENCE 0252866

unimproved ( )
This is improved (X) property, known as 822 Ashlawn Place, Nashville, Tennessee 37211
(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 26th day of November 19 96

Mohammad Goshayeshi

Fariba Miragha by Mohammad Goshayeshi AS Her Attorney in Fact

Fariba Miragha

BOOK 10281 PG 212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mohammad Goshayeshi ~~and wife, Fariba Miragha~~

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 26th day of November 19 96

Commission expires May 28, 2000 29

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

STATE OF TENNESSEE
COUNTY OF

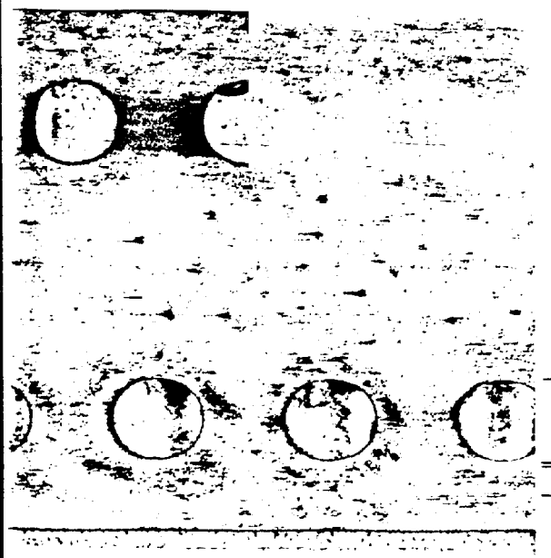
On this, 26th day of November, 19 96, personally appeared before me, Mohammad Goshayeshi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Fariba Miragha and is authorized by them to execute this instrument on their behalf, as their free act and deed.

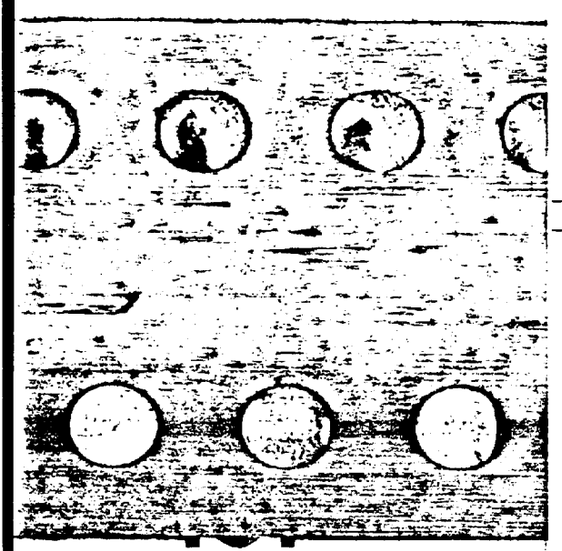
Witness my hand, at office, this 26th day of November, 19 96

My commission expires 10/29/2000

Notary Public

2252 12/05 0101 03CHECK 182.90





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10281 PG 213

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 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 8.00
TOTAL 182.90
CHECK 182.90

12/05/96 01 08:46 0001 2252

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252866
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 8:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1094909