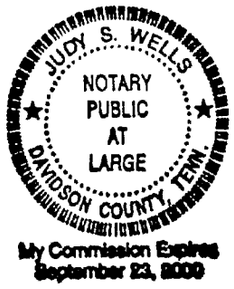
BOOK 10301 PG 808

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MEHRDAD ALVIRI (NAME)	CTX Mortgage Company (NAME)	MAP NO. 142-2
201 CARRIAGE DRIVE (ADDRESS)	P.O. BOX 19000 (ADDRESS)	PARCEL NO. 161
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	DALLAS, TEXAS 75219 (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, REUBEN HALE FALWELL, JR. AND WIFE, CATHERINE R. FALWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MEHRDAD ALVIRI, MARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Cross Timbers, Section 4 of record in Plat Book 4175, page 54, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Harness Drive, the northwest corner of the subject lot; thence, with the north line of said lot, eastwardly 129.20 feet to a point at the rear corner of Lots 206 and 207; thence, with the line between said lots, southwardly 105.7 feet to a point in the northerly margin of Carriage Drive; thence, with the margin of same, westwardly 58.00 feet to a monument at the beginning of a curve to the right having a radius of 25.0 feet; thence, around same northwestwardly 36.18 feet to a monument in the easterly margin of Harness Drive; thence, with the margin of same, northwardly 125.81 feet to the poin of beginning.

Being the same property conveyed to Reuben Hale Falwell, Jr. and wife, Catherine R. Falwell by deed from Gerald A. Harris and wife, Linda H. Harris of record in Book 5306, page 339, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 201 CARRIAGE DRIVE, NASHVILLE, TENNESSEE
(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 20th day of December 19 96

Reuben Hale Falwell, Jr.
REUBEN HALE FALWELL, JR.

Catherine R. Falwell
CATHERINE R. FALWELL

BOOK 10301 PG 809

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 REUBEN HALE FALWELL, JR. AND WIFE, CATHERINE R. FALWELL

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 NASHVILLE, Tennessee, this 20th day of December 19 96.

Commission expires 9/23/2000

Judy S. Wells
Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

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 _____ 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

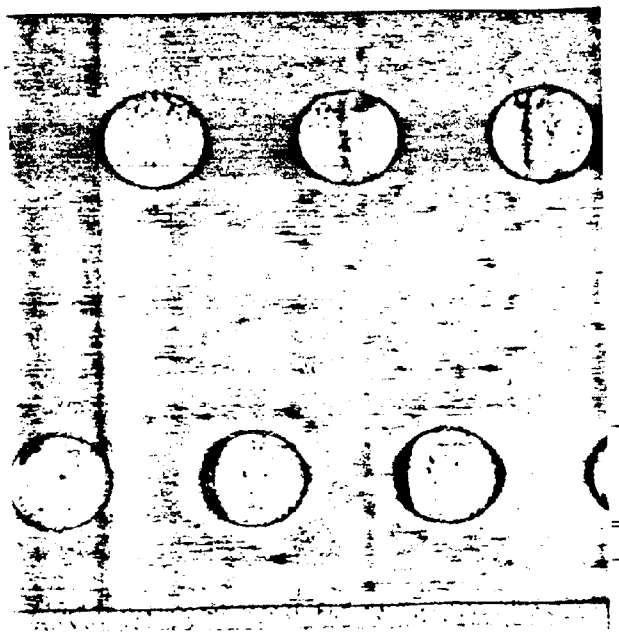
MAIL ENV.

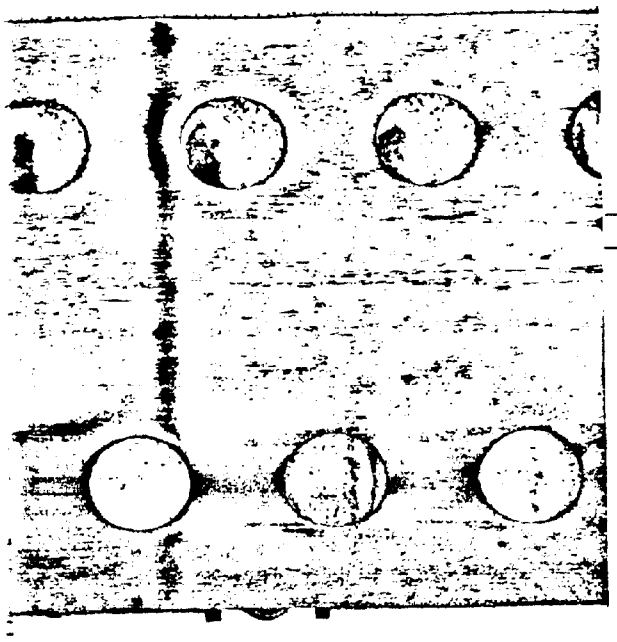
02591196
IDENTIF. → REFERENCE

96 DEC 27 AM 9:10

DAVIDSON COUNTY, TN.

9452 12/27 0101 03CHECK 475.20





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

RECEIVED OF _____

FOR _____

BOOK 10301 PG 810

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
126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
TOTAL 475.20
CHECK 475.20

12/27/96 01 09:09 0001 9452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259196
IDENTIF. # REFERENCE

96 DEC 27 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1102014