BOX 19B
97-1-41A

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILED 11339 PG 347
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

M. Afshari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Ste 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAHMOUD AFSHARI (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 102-14
1104 Shiloh Drive (ADDRESS)	P. O. Box 199000 (ADDRESS)	PARCEL 103
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	FB 08DZ-54005

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, ZIYONG CAI AND WIFE, PING ZHOU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAHMOUD AFSHARI, A MARRIED PERSON

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. 121 on the Plan of Crest Meade, Section "A", as of record in Book 2330, Page 154, and as amended in Book 2801, Page 203, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ziyong Cai and Ping Zhou, by Deed from Linda Crawford, of record in Book 8386, Page 431, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2794, Page 323, and in Book 6056, Page 992, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of ZIYONG CAI AND WIFE, PING ZHOU pursuant to a Power of Attorney executed by same on the ____ day of January, 1997, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1104 Shiloh Drive, Nashville, TN 37205
(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 January 19 97

ZIYONG CAI
By: Ziyong Cai / Yuefen Wang
YUEFEN WANG, ATTORNEY-IN-FACT
PING ZHOU
By: Ping Zhou / Yuefen Wang
YUEFEN WANG, ATTORNEY-IN-FACT

BOOK 10339 PAGE 348

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of January, 1997, before me personally appeared YUEFEN WANG, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ZIYONG CAI AND WIFE, PING ZHOU, and acknowledged that she executed the same as the free act and deed of the said ZIYONG CAI AND WIFE, PING ZHOU.

NOTARY PUBLIC

My Commission Expires: 7-24-99

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

97FEB-4 PM 2:17
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0269997

3031 02/04 0101 OZCHECK 541.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10339 PG 349

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	
	144000.00
CON TX	532.80
PRFEE	1.00
WDEED	8.00
TOTAL	541.80
CHECK	541.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3031

0269997

IDENTIF. & REFERENCE

97 FEB -4 PM 2:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113547