BK/10345/PG176

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35237)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,600.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Esfandiar Zafar (NAME)	First Trust Mortgage Company (NAME)	172-2-117
6005 Stillmeadow Drive (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	6DU 83669
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, 101 Construction Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esfandiar Zafar and wife, Parinaz Amirsadri

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. 84 on the Plan of Myrtlewood Estates, Phase 3, Section Nine, of record in Plat Book 7900, Page 949, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to 101 Construction Co. by deed from Esfandiar Zafar and Parinaz Amirsadri of record in Book 9912, Page 384, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

97 FEB 10 AM 8:44
DAVIDSON COUNTY, TN

0271692
IDENTIFICATION REFERENCE

This is unimproved ( ) improved (X) property, known as 6005 Stillmeadow Drive, Nashville, TN 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 my hand this 31st day of January 19 97

101 Construction Co.
By: President

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 DAVIDSON

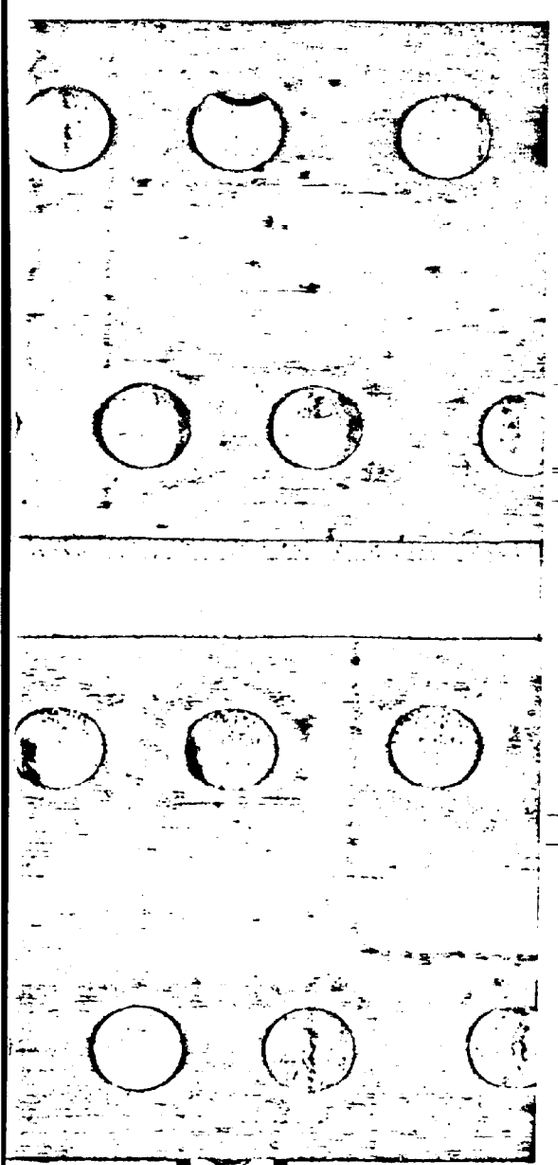
Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared X _____ SAEED SASSAN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the X President and _____ respectively of the 101 Construction Co. the within named bargainor, and corporation, and that he as such President 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 Saeed Sassan as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of January 1997

My commission expires 7/25/98

_____
Notary Public

4867 02/10 0101 03CHECK 758.62



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

RECEIVED OF _____

FOR _____

BOOK 10345 PG 178

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
202600.00
CON TX 749.62
PRFEE 1.00
WDEED 8.00
TOTAL 758.62
CHECK 758.62

02/10/97 01 10:45 0001 4867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271692
IDENTIF. & REFERENCE

97 FEB 10 AM 10:44
REGISTER
DAVIDSON COUNTY, TN.

No. 1115353