BOOK 10566 PG 112

BOX #19B
G#97-8-8K

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 172,018.60

Agent

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF August 1997

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Michael M. Shahsavari (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 087-09
208 Samuel Court (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	PARCEL 068
Hermitage, TN 37076 (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, Radnor Homes, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael M. Shahsavari, an unmarried man

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, TN, being Lot No. 13 on the Plan of New Hope Estates, Phase One, of record in Book 9700, Page 319, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Radnor Homes, Inc. by deed from Lane Family Partners, L.P. of record in Book 10441, Page 933, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 10208, Page 744; Easement in Book 221, Page 384; Agreement in Book 6909, Page 840, Book 8111, Page 562; Easement in Book 8111, Page 567, Book 9550, Page 330 and all matters shown on the plan of record; and taxes for the current year which have been prorated and will be paid by the Grantor herein.

97 AUG 12 PM 1:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03367 41

unimproved ( )
This is improved (X) property, known as 208 Samuel Court, Hermitage, TN 37076
(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 8th day of August, 1997

Radnor Homes, Inc.
By:
Thomas J. Fitzler, Vice 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

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. Sitzler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ of the Radnor Homes, Inc. the within named bargainor, and corporation, and that he as such Vice 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 Thomas J. Sitzler as such Vice President and ~~executing the same by the said~~ _____.

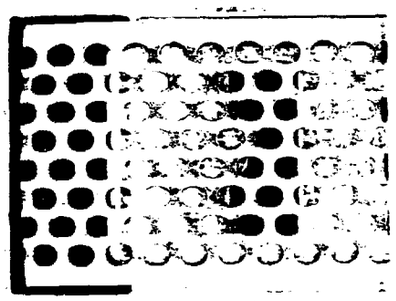
Witness my hand and official seal at office at Brentwood, TN on this the 8 day of August 19 97.

My commission expires 1-29-2000

Brenda J. Sitzler
Notary Public

BRENDA J. SITZLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

5957 08/12 0101 03CHECK 645.47



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

RECEIVED OF _____

FOR _____ BOOK 10563 PG 114

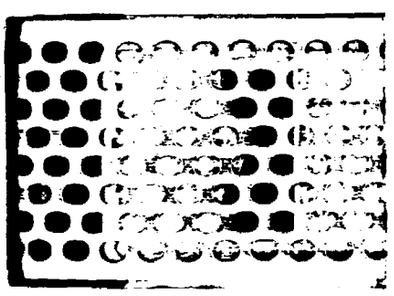
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
172010.60
CON TX 636.47
PRFEE 1.00
WDEED 8.00
TOTAL 645.47
CHECK 645.47

08/12/97 01 13:21 0001 5957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



033674 I
IDENTIF. & REFERENCE

97 AUG 12 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1185531