BOOK 10720 PG 679

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,425.00

Rayeheh Gharanfol
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF December, 19 97

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAMMAD TAVANAPOUR (NAME)	CTX MORTGAGE COMPANY (NAME)	141-6-A
7745 POPLAR RIDGE DRIVE (ADDRESS)	P. O. BOX 199000 (ADDRESS)	60
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	DALLAS, TX 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, KARL E. HAURY, JR. AND JUDY B. HAURY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOHAMMAD TAVANAPOUR AND WIFE, RAYEHEH GHARANFOL

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. 35, on the Final Plat, REVISION TO LOTS 35 & 36, POPLAR RIDGE - SECTION FIVE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, page 516, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to KARL E. HAURY, JR., by Quitclaim Deed from Sunflower Properties, a Tennessee General Partnership, of record in Book 10328, page 259, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of FIRST REVISION, SECTION FIVE, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, said areas are set forth and defined in Restrictions of record in Book 8113, page 105; By-Laws of record in Book 8113, page 116; and Charter of record in Book 8232, page 501; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

JUDY B. HAURY, wife of KARL E. HAURY, JR., joins in to convey any interest she may have by reason of her marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7745 POPLAR RIDGE DRIVE, NASHVILLE, TN 37221
(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 11th day of December 19 97

Karl E. Haury Jr.
KARL E. HAURY, JR.
JUDY B. HAURY
By: Judy B. Haury By Karl E. Haury Jr. Atty-in-Fact
KARL E. HAURY, JR., ATTORNEY-IN-FACT

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 KARL E. HAURY, JR.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, _____, Tennessee, this 11th day of December, 19 97

Commission expires May 27, 2001

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

LEGAL DESCRIPTION CONTINUATION

This instrument is executed on behalf of JUDY B. HAURY, by KARL E. HAURY, JR., as her Attorney-in-Fact, pursuant to a Power of Attorney of record in Book 10009, page 391, Register's Office for DAVIDSON County, Tennessee.

SOURCE OF DESCRIPTION: Survey dated December 4, 1997, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

97 DEC 15 PM 1:39
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03800035

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 KARL E. HAURY, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of JUDY B. HAURY, as her Attorney-in-Fact, as the free act and deed of the within named JUDY B. HAURY.

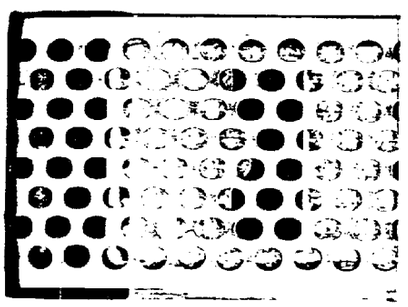
WITNESS my hand and official seal at Nashville, Tennessee, this 11TH day of DECEMBER, 1997.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

1076 12/15 0101 01CASH 500.00

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



RECEIVED OF _____

FOR _____

BOOK 10720 PG 681

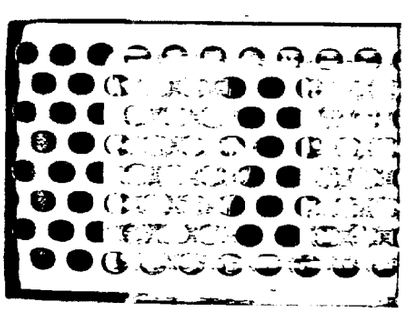
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
135425.00
MOR TX 501.07
ERR CO
MOR TX 501.07-
TOTAL 0.00
CASH 501.07
~~CHANGE 501.07~~
~~PRFEE 1.00~~
~~WDEED 8.00~~
TOTAL 510.07
CHECK 510.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~12/15/97 01 13:42 0001 1076~~
12/15/97 01 13:43 0001 1077
1077 12/15 0101 03 ~~CHECK 510.07~~



0380035
IDENTIFICATION REFERENCE

97 DEC 15 PM 1:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

Contx 501.07
PFee 1.00
W deed 8.00
total 510.07

No. 1231838