SEND TAX BILLS TO:
CTX Mortgage Company
P. O. Box 199000
Dallas, TX 75219-9000

NAME AND ADDRESS OF NEW OWNERS:
David A. Gavami
5725 Brentwood Trace
Brentwood, TN 37027

This Instrument Prepared By:
John B. Pittard
Attorney at Law
Murfreesboro, Tennessee 37130
From Information Furnished
by the Parties.

Map & Parcel No. 160-14B 25

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

WARRANTY DEED

BOOK 10812 PG 287

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Ellen Hooper, formerly Ellen Ray, and husband, Mike Hooper have this day bargained and sold and do hereby transfer and convey unto David A. Gavami, his heirs and assigns, forever, the following described tract or parcel of real estate situated in Davidson County, Tennessee, and being described as follows, to wit:

> Being Unit No. 5725, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded inok 5200, page 219, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, page 88, said Register's Office, and amendment to Master Deed in Book 5545, page 510.
>
> Being the same property conveyed to Ellen Ray, a single person, by deed of Brenda C. Ballard, single, dated May 20, 1987, and of record in Book 7254, page 230, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging, unto the said grantee, his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except by lien of the 1998 taxes which the grantee assumes and agrees to pay.

We further covenant and bind ourselves, our heirs and

representatives, forever to warrant and defend the title to said real estate unto the said grantee his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the within described property to be given to the grantee herein upon delivery of this instrument.

WITNESS MY HAND this the 19th day of February, 1998. BOOK 10812 PG 288

Ellen Ray Hooper
ELLEN RAY HOOPER

Mike Hooper
MIKE HOOPER

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Ellen Ray Hooper and husband, Mike Hooper, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 19th day of February, 1998.

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

AFFIDAVIT

My Commission Expires September 23, 2000

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me on this the 19th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

98 FEB 26 PM 3:35

MAIL ENV.

0105137

8444 02/26 0101 02CHECK 24.5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10812 PG 289

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

02/26/98 01 15:34 0001 8444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0405437
98 FEB 26 PM 3:35
IDENTIFICATION REFERENCE

No. 1258904