40A

BOOK 10958 PG 852

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 1998.

Notary Public

MY COMMISSION EXPIRES: September 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alireza Kheshti (NAME)	CTX Mortgage Company (NAME)	Map 73-9
9232 Queensboro Court (ADDRESS)	P. O. Box 199077 (ADDRESS)	Parcel 256
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9077 (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, Elwyn O. Pierce, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alireza Kheshti and wife, Soheila N. Gilani

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. 30 Cooper Lane Estates, of record in Plat Book 5200, page 567, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elwyn O. Pierce, Jr. and wife, Nancy Patricia Pierce by deed from Bob Strunk and wife, Anna Strunk of record in Book 8848, page 415, Register's Office for Davidson County, Tennessee. The said Nancy Patricia Pierce conveyed her interest in the property to Elwyn O. Pierce, Jr. by Quitclaim Deed of record in Book 10861, page 402, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Joyce Vaughn Pierce joins in the execution of this instrument to convey her interest in the Property, including any homestead rights, as spouse of Elwyn O. Pierce, Jr.

unimproved ( )
This is improved (X) property, known as 2304-2306 Cooper Terrace, Nashville, Tennessee 37216
(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 29th day of May 19 98

Elwyn O. Pierce, Jr.

Joyce Vaughn Pierce by Elwyn O. Pierce, Jr. ATTY IN FACT
Joyce Vaughn Pierce by Elwyn O. Pierce, Jr., Attorney-in-Fact
Pursuant to Limited Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ELWYN O. PIERCE, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 29th day of May, 1998.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Elwyn O. Pierce, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOYCE VAUGHN PIERCE and who acknowledged that he executed the same as the free act and deed of JOYCE VAUGHN PIERCE.

Witness my hand and official seal this 29th day of May, 1998.

Notary Public

My Commission Expires: 9/18/99

0445287
RECEIVED FOR REFERENCE
98 JUN -3 AM 9:03
5157 06/03 0101 03CHECK 280.9

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

RECEIVED OF _____

FOR _____

BOOK 10958 PG 854

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 73500.00
CON TX 271.95
PRFEE 1.00
WDEED 8.00
TOTAL 280.95
CHECK 280.95
06/03/98 01 09:05 0001 5157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445287
IDENTIF. & REFERENCE

98 JUN -3 AM 9:04

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1301082