40-A

WARRANTY DEED

BOOK 11048 PAGE 469

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 299,000.00

Ann Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 98

Laura Matthews
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(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
Davood Pakdaman (NAME)	CTX Mortgage Company (NAME)	MAP 158-11
1736 Old Hickory Boulevard (ADDRESS)	P.O. Box 1999000 (ADDRESS)	PARCEL 28
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (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, Laura Withrow and husband, Timothy L. Withrow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Davood Pakdaman

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. 541 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office for said County.

Said Lot No. 541 fronts 218.7 feet on the northerly side of Old Hickory Boulevard and extends back 451.8 feet on the easterly line and 485.5 feet on the westerly line to a dead line measuring 170.6 feet thereon.

Being the same property conveyed to Laura Withrow and husband, Timothy L. Withrow by deed from Ruth F. Lemmonds of record in Book 10555, page 12, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1736 Old Hickory Blvd., Brentwood, TN 37027
(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 31st day of July 19 98

Laura Withrow, By Ann Mann, Attorney-in-fact
Laura Withrow
By Ann Mann, Attorney-in-fact

Timothy L. Withrow, By Ann Mann, Attorney-in-fact
Timothy L. Withrow
By Ann Mann, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

BOOK 11048 PAGE 470

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, _____ 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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Ann Mann, 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 Laura Withrow and who acknowledged that she executed the same as the free act and deed of Laura Withrow.

Witness my hand and official seal this 31st day of July, 1998.

Laura Matthews
Notary Public

My Commission Expires: 11-27-99

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

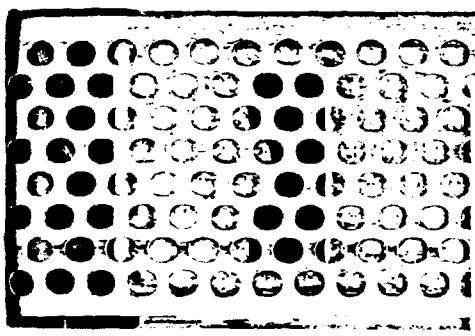
Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Ann Mann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy L. Withrow and who acknowledged that she executed the same as the free act and deed of Timothy L. Withrow.

Witness my hand and official seal this 31st day of July, 1998.

Laura Matthews
Notary Public

My Commission Expires: 11-27-99

04700498
IDENTIF. & REFERENCE
98 AUG -3 PM 3:52
FELIX V. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1721 08/03 0101 03CHECK 1117.30



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

RECEIVED OF _____

FOR _____

BOOK 11048 PAGE 471

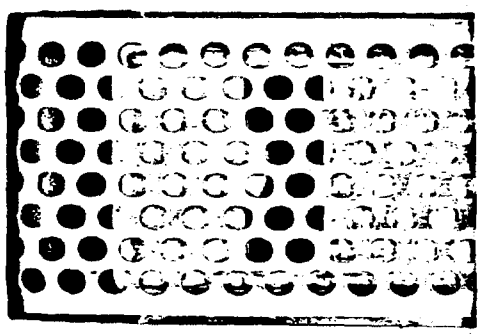
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 299000.00
				CON TX 1106.30
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 1117.30
				CHECK 1117.30
		08/03/98	01	15:53 0001 1721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04700098
IDENTIF. ← REFERENCE
98 AUG -3 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327325