Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1619

BOOK 11066 PAGE 766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mohammad Sarmadi, and wife, Azar Sassannejad**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anne C. Kyle, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 177 on the Plan of Hearthstone, Phase 1-A, of record in Book 5800, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mohammad Sarmadi and wife, Azar Sassannejad by deed from Durwood A. Dennison of record in Book 8736, Page 832, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 5805 Fireside Drive, Nashville, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of August, 1998

Mohammad Sarmadi

Azar Sassannejad

98 AUG 14 PM 2:36

0475186

MTG TAX 2201 XXCHECK 763.55

State of Tennessee)
County of Davidson)

On this the 11th day of August, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Mohammad Sarmadi and Azar Sassannejad**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$203,500.00**.

Affiant

Sworn and subscribed before me on this the 11th day of August, 1998.

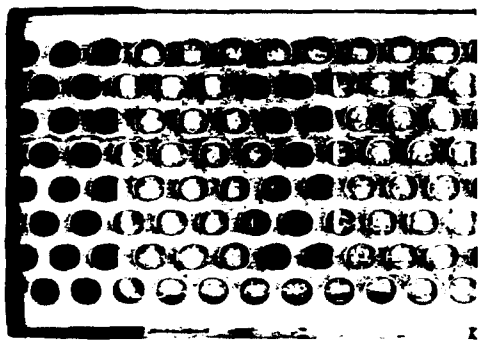
Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Anne C. Kyle
5805 Fireside Drive
Nashville, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
FT Mortgage Companies
2974 LBJ Freeway, Ste. 200
Dallas, Texas 75234

TAX MAP-PARCEL #:
160-15-30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

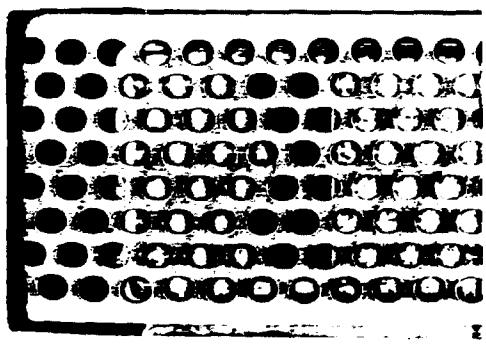
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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



0475186

98 AUG 14 PM 2:36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
203500.00
CON TX 752.95
PRFEE 1.00
MRFEE 5.00
UFEE 2.00
TOTAL 763.95
CHECK 763.95

08/14/98 01 14:37 0001 7240

No. 1332773