Box 2

BOOK 11244 PAGE 905

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 10/12/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abolghasem K. Najafabadi (NAME)	CTX Mortgage Company (NAME)	MAP 162-2
5116 Colemont Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	PARCEL 170
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 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, Michael C. Cullen and Melisa R. Cullen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abolghasem K. Najafabadi and wife, Tahera H. Najafabadi

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. 26 on the Plan of Fair Oaks of record in Plat Book 4175, pages 42 & 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael C. Cullen and wife, Melisa R. Cullen by deed from Joaquin Azor, Jr. and wife, Cindy K. Azor of record in Book 9127, page 748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 4175, page 42 and 43; restrictions of record in Book 4289, page 198 and Book 4475, page 863; all of record in the Register's Office for Davidson County, Tennessee.

0523043
IDENTIF. ↑ REFERENCE

98 DEC -9 PM 1:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8141 12/09 0101 03CHECK 362-50

unimproved ( )
This is improved (X) property, known as 5116 Colemont Drive, Antioch, Tennessee 37013
(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 3rd day of December, 19 98

Michael C. Cullen

Melisa R. Cullen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael C. Cullen and Melisa R. Cullen

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of December 19 88.

Commission expires 11/21/2003

Notary Public

CHASE NOTARY PUBLIC WILLIAMSON

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

WARRANTY DEED

FROM

Michael C. Cullen and Melisa R. Cullen

TO

Abolghasem K. Najafabadi and wife, Tahera H. Najafabadi

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

BOOK 11244 PAGE 907

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 95000.00	
			CON TX 351.50	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 362.50	
			CHECK 362.50	
			12/09/98 01 13:58 0001 8141	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0523043
IDENTIF. ▲ REFERENCE

98 DEC -9 PM 1:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 138312