40-P

BOOK 11262 PAGE 554

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Soheila N. Gilani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 98.

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gholam Reza Kheshti (NAME)	CTX Mortgage Company (NAME)	MAP 72-6
9232 Queensboro Court (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 304
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, Jimmy R. Majors, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gholam Reza Kheshti and 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 the easterly half of Lot No. 7 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the southerly side of Kirkland Avenue and runs back 183.4 feet on the easterly line and 185.7 feet more or less on the westerly line to the northerly line of the Plan of Kenmore Place, measuring 50 feet thereon.

Being the same property conveyed to Jimmy R. Majors and wife, Donna A. Majors by deed from Clyde E. Womack and wife, Jean C. Womack of record in Book 4286, page 443, Register's Office for Davidson County, Tennessee. The said Donna A. Majors having sinced died.

This conveyance is made subject to such limitations restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 1124 Kirkland Avenue, 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 15th day of December, 19 98

Jimmy R Majors
Jimmy R. Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy R. Majors, unmarried

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 within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 19 98.

Commission expires 4/18/99

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 _____

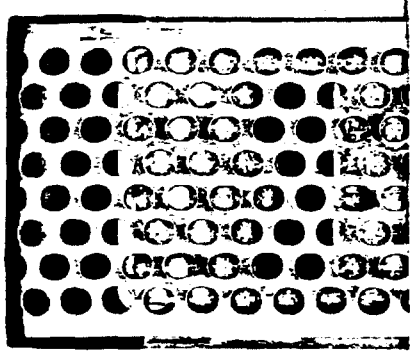
Notary Public

0528058
IDENTIF. & REFERENCE

98 DEC 21 PM 4:24

REGISTER
DAVIDSON COUNTY, TN.

3538 12/21 0101 03CHECK 242.25



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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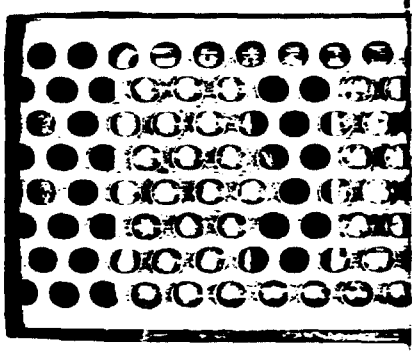
RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CASH 200.00
CON TX 231.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 242.25
CHECK 242.25

12/21/98 01 16:20 0001 3538



0528058
IDENTIFICATION REFERENCE

98 DEC 21 PM 4:21

REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405073