40-A

BOOK 11418 PG. 757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,560.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MANOUCHEHR TAHMASSEBI	CTX MORTGAGE COMPANY	MAP 172-12-0-B
(NAME)	(NAME)	
3433 Cobble Street	P. O. Box 199000	PARCEL 312CC
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75219	FB #06DA-78051
(CITY) (STATE) (ZIP)	(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, GRAYSEN C. SANDERS AND WIFE, KIRSTEN J. SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MANOUCHEHR TAHMASSEBI AND WIFE, SAKINEH B. TAHMASSEBI

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. 523 on the Plan of Bradford Hills, Section Thirteen, a Planned Unit Development, of record in Book 7900, Page 6, amended in Book 7900, Page 661, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Graysen C. Sanders and wife, Kirsten J. Sanders, by Deed from Leslie L. Jenkins and wife, Stephanie D. Jenkins, of record in Book 10825, Page 295, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Bradford Hills, of record in Book 8069, Page 170, and made applicable to Section 13, in Book 9227, Page 681, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 3433 Cobble Street, Nashville, TN 37211
(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 1st day of April 1999

GRAYSEN C. SANDERS
KIRSTEN J. SANDERS
By:
Graysen C. Sanders, Attorney-in-fact

DCTN01WC

Legal Continued from Page 1

THIS instrument is being executed in behalf of Kristen J. Sanders pursuant to a Power of Attorney executed by same on the 23rd day of February, 1999, and being filed for record simultaneously herewith.

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 GRAYSEN C. SANDERS, 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 Brentwood, Tennessee, this 1st day of April, 19 99.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 1st day of April, 1999, before me personally appeared GRAYSEN C. SANDERS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of KRISTEN J. SANDERS, and acknowledged that he executed the same as the free act and deed of the said KRISTEN J. SANDERS.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0570235

IDENTIFICATION REFERENCE

99 APR -6 PM 3:59

GARRETT REGISTER
DAVIDSON COUNTY, TN.

0204 04/06 0101 03CHECK 549.35

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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0570235

IDENTIFICATION REFERENCE

99 APR -6 PM 3:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	145500.00
CON TX	538.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	549.35
CHECK	549.35

04/06/99 01 16:01 0001 8204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447224