THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 171,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June 1999

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DEIRDRE REAVES 415 Bushnell Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-10 PARCEL 122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY ONE THOUSAND AND NO/100---------- ($ 171,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, MOHAMMAD GOSHAYESHI, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DEIRDRE REAVES AND HUSBAND, GILES REAVES hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 45, 46, 47, 48, 49 and 50 on the Map of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mohammad Goshayeshi by deed from Philip C. Elliott and wife, Ruth D. Elliott, of record in Book 6562, page 267, Register's Office for Davidson County, Tennessee. The said Mohammad Goshayeshi having since conveyed subject property to Mohammad Goshayeshi and Mahmoud Mehrabian by instrument of record in Book 9648, page 274, said Register's Office. The said Mahmoud Mehrabian having since conveyed his interest in subject property to Mohammad Goshayeshi by Quitclaim Deed of record in Book 11599, page 95, Register's Office for Davidson County, Tennessee.

MAIL ENV.

99 AUG -2 PM 12:37
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06187991

This is improved property known as 415 Bushnell Street, Nashville, Tennessee 37206

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

11599 08/02/99 0330 CHECK
643.70

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of June, 19 99.

MOHAMMAD GOSHAYESHI

MICHELLE A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 MOHAMMAD GOSHAYESHI, 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 this 30th day of June, 1999.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11599 PAGE 101

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

06018799
IDENTIF. # REFERENCE

99 AUG -2 PM 12:37
ALL TAXES PAID-REGISTER
DAVIDSON COUNTY, TN.

CAMT
171000.00
CON TX 632.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 643.70
CHECK 643.70
08/02/99 01 12:42 0001 0199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498425