THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16653
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $130,000.00

7-28-99
Affiant

Subscribed and sworn to before me, this 28th day of July, 1999.

Notary Public

My Commission Expires: 9/18/99

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MOE SHAHEBRAHIMI	SUNBELT NATIONAL MORTGAGE	104-10
2824 Hillside Drive	10741 King William Drive	215
Nashville, Tennessee 37212	Dallas, TX 75220	24w4436

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HUBERT S. ANDERSON, JR. AND JACK WAYNE ANDERSON, DEVISEES OF THE ESTATE OF LOUNETTE M. ANDERSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MOE SHAHEBRAHIMI, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2824 Hillside Drive, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 1999.

HUBERT S. ANDERSON, JR.

JACK WAYNE ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, HUBERT S. ANDERSON, JR. AND JACK WAYNE ANDERSON, DEVISEES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 1999.

Notary Public

My Commission Expires: 9/18/99

WARDEED

03/04 0101 03CHECK 492.00

EXHIBIT "A" BOOK 11605 PAGE 683

Land in Davidson County, Tennessee, being Lot No. 12 Block 6 on the Plan of Fairfax Place, as of record in Plat Book 547, pages 137 and 138, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Hubert S. Anderson and wife, Lounette M. Anderson by deed from Frank E. Ratner and wife, Elizabeth Ratner and J. D. Kisber of record in Book 2089, page 312, said Register's Office. The said Hubert S. Anderson has since died. The said Lounette M. Anderson has subsequently died and devised said property to Hubert S. Anderson, Jr. and Jack Wayne Anderson by Will of record in Book 11521, page 885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 547, pages 137 and 138, said Register's Office.

062 0360
IDENTIFICATION REFERENCE
99 AUG -4 PM 1:55
RECEIVED IN REGISTER
BOOK RECORDS COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11605 PAGE 684

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

0620360

IDENTIFY A REFERENCE

99 AUG -4 PM 1:55

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	492.00
CHECK	492.00

08/04/99 01 14:01 0001 1B67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500076