WARRANTY DEED

NOTARY PUBLIC AT LARGE — MIGNON S. [illegible] — DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,350.00

G-D M Ghasemmohaghegh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 1999

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ghasem D. Mohaghegh	CTX Mortgage Company	MAP 148-10
(NAME)	(NAME)	
3905 Keeley Drive	P. O. Box 19000	PARCEL 73
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, Texas 75219	
(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, Emmett Carey and wife, Rose E. Carey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ghasem D. Mohaghegh and wife, Mozhgan Mirani and Kamal Hajizadeh, unmarried, as joint tenants with right of survivorship

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. 5 on the Plan of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

0356 08/25 0101 08CHECK 315.70

Being the same proeprty conveyed to Emmett Carey and wife, Rose E. Carey, by deed from William N. Pafford and wife, Mary H. Pafford, of record in Book 3612, page 345, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2663, pages 62 - 63, said Register's Office; and (c) restrictive covenants of record in Book 2795, page 99, said Register's Office.

99 AUG 25 AM 10:34

REGISTER'S OFFICE

REV. 06282282

unimproved ( )
This is improved (X) property, known as 3905 Keeley Drive, Nashville, Tennessee 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 24th day of August 1999

Emmett Carey
Emmett Carey

Rose E. Carey
Rose E. Carey

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 Emmett Carey and wife, Rose E. Carey

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 Nashville, Tennessee, this 24th day of August, 1999.

Commission expires _____

Notary Public

NOTARY PUBLIC WILSON COUNTY

My Commission Expires JAN. 27, 2001

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 _____ .

My commission expires _____

Notary Public

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

0628282

IDENTIFICATION REFERENCE

99 AUG 25 AM 10:34

BOOK 11633 PAGE 758

CAMT $2350.00
MOR TX 304.70
ERR CO
MOR TX 304.70-
CON TX 304.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 315.70
CHECK 315.70

08/25/99 01 10:34 0001 0356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508446