40-A

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,250.00

Rose L. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

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
Rose L. Mitchell (NAME)	CTX Mortgage, Inc. (NAME)	Map 149-6
5033 Countryside Drive (ADDRESS)	P.O. Box 199077 (ADDRESS)	Parcel 62
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219-199077 (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, Javad Salimi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rose L. Mitchell

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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 91 of Pebble Trail, Section I, as of record in Plat Book 6900, page 990, Register's Office for said County, to which plat reference is hereby made for a more accurate and complete legal description.

Being part of the same property conveyed to Javad Salimi by deed from Lowery Construction Company, Inc., of record in Book 10684, page 700, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Mahin Salimi joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Javad Salimi.

FILED FOR RECORD DAVIDSON COUNTY, TN. SEP 30 PM 4:01 DAVIDSON COUNTY REGISTER

REFERENCE 06041428

This is unimproved ( ) improved (X) property, known as 5033 Countryside Drive, Antioch, TN 37013
(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 29th day of September, 19 99

Javad Salimi

Mahin Salimi

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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 Javad Salimi and wife, Mahin Salimi

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 29th day of September, 19 99

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires July 26, 2003

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

4401 09/30 0101 03CHECK 603.93

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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06411428

IDENTIFICATION REFERENCE

99 SEP 30 PM 4:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				160250.00
			CON TX	592.93
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	603.93
			CHECK	603.93
09/30/99	01	16:04	0001	4401

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522305