WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES: 9/[illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HASSAN KAVARI (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 84-01
2612 AIRPARK DRIVE (ADDRESS)	P. O. BOX 19000 (ADDRESS)	PARCEL 42.00
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	DALLAS, TX 75219 (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, GLENNAN O. HUGGINS AND WIFE, ELIZABETH M. HUGGINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HASSAN KAVARI

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 Lots Nos. 44 and 45 on the Plan of Dugger Heights, Section III, as of record in Book 1835, page 54, Register's Office for said County.

Said Lot No. 44 fronts 75 feet on the southwesterly side of Airpark Drive, and runs back 327.5 feet on the northwesterly line and 320.1 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 83.5 feet thereon.

Said Lot No. 45 fronts 79.9 feet on the southwesterly side of Airpark Drive, as measured along a broken line, and runs back 296.8 feet on the northwesterly line and 327.5 feet on the southeasterly line, to a dead line in the rear, measuring 105 feet thereon.

Being the same property conveyed to GLENNAN O. HUGGINS AND WIFE, ELIZABETH M. HUGGINS by Deed of record in Book 7875, page 775, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

MAIL ENV.
INDEXING & REFERENCE
06607311
99 NOV 24 AM 9:14
DAVIDSON COUNTY, TN
REGISTER
$25.00 CHECK 01

unimproved ( )
is improved (X) property, known as 2612 Airpark Drive, Nashville, TN 37206
(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 22nd day of November, 1999

Glennan O. Huggins
GLENNAN O. HUGGINS

Elizabeth M. Huggins
ELIZABETH M. HUGGINS

BOOK 11755 PAGE 593

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 GLENNAN O. HUGGINS AND WIFE, ELIZABETH M. HUGGINS

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 GOODLETTSVILLE, Tennessee, this 22nd day of November, 1998

Commission expires 9/23/00

Notary Public

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

0660731

IDENTIF. A REFERENCE

99 NOV 24 AM 9:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11755 PAGE 594

CAMT	112000.00
CON TX	414.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	425.40
CHECK	425.40

11/24/99 01 09:44 0001 4B65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542499