THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

Instr:200004060034720 Page: 1 OF 2
REC'D FOR REC 04/06/2000 10:16:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $273.80

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Farraokh Djahanguiri, et ux	CTX Mortgage Company	Map 83-7
13576 West Warren Circle	P. O. Box 199077	Parcel 320
Lakewood, CO 80228	Dallas, TX 75219-9077	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DONALD L. BROOKS and RONALD J. BROOKS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto FARRAOKH DJAHANGUIRI and wife, SHAHNAZ DJAHANGUIRI, hereinafter referred to as 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. 2 on the Plan of Eastland Oaks, Section 1, as of record in Book 4660, page 67, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to DONALD L. BROOKS and RONALD J. BROOKS, by deed from Linda G. Bean, of record in Book 8854, page 198, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 2311 Eastland Avenue, 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 GRANTEES, their heirs and assigns, forever.

And we, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 4660, page 67, said Register's Office.

And, we, the GRANTORS, 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.

DONALD L. BROOKS executes this Warranty Deed as Attorney-in-Fact for RONALD J. BROOKS, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

DONALD L. BROOKS

Donald J. Brooks
By Donald L. Brooks atty-in-fact

RONALD J. BROOKS
BY: DONALD L. BROOKS, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD L. BROOKS, 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, at office, this the 30th day of March, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 30th day of March, 2000, before me, personally appeared DONALD L. BROOKS, to me known to be the person who executed the foregoing instrument on behalf of RONALD J. BROOKS, and acknowledged that he executed the same as the free act and deed of the said RONALD J. BROOKS.

WITNESS my hand and official seal this the 30th day of March, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of March, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001