40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/01 09:25 2pgs
Fees:11.00 Taxes:414.40

20010604-0057452

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 31st DAY OF May, 2001

NOTARY PUBLIC Notary Public

MY COMMISSION EXPIRES: 7/26/03 (AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219
My Commission Expires July 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rahman Yazdanparast (NAME)	CTX Mortgage Company (NAME)	MAP 161-8
5215 Raywood Lane (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 29
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (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, Paul T. Craze, unmarried, Tina L. Craze, unmarried, and Violet L. Whited, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rahman Yazdanparast and wife, Maryam Pirouti

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 Southwood Subdivision, as of record in Plat Book 2663, pages 125 and 126, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul T. Craze and wife, Tina L. Craze and Violet L. Whited, unmarried, as joints tenants with the right of survivorship, by deed from Kevin P. Mahoney and wife, Audrey M. Mahoney of record in Book 9187, page 758, said Register's Office. The said Paul T. Craze and Tina L. Craze have since divorced pursuant to Final Decree of Divorce of record in Instrument No. 20000922-0094325, Fourth Circuit Court for Davidson County, Tennessee, at Nashville.

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.

unimproved ( )
This is improved (X) property, known as 5215 Raywood Lane, Nashville, TN 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 31st day of May, 2001

Paul T. Craze

Violet L. Whited

Tina L. Craze

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 Paul T. Craze, unmarried, Tina L. Craze, unmarried, and Violet L. Whited, unmarried

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 31st day of May, 2001

Commission expires 7/26/03

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

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath acknowledged to be the of the the within named bargainor, and corporation, and that as such 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 .

My Commission Expires July 26, 2003

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public