This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

Bill Box 21

WARRANTY DEED

BOOK 6864 PAGE 440

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
S. J. Esfidvajani 1521 Long Avenue Nashville, TN 37206	SAME	Map 121 Parcel 190

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITIZENS UNION NATIONAL BANK AND TRUST COMPANY, a national banking association (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said S. J. ESFIDVAJANI (the "Grantee"), his heirs, successors, representatives and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 2nd Civil District of Davidson County, Tennessee, according to survey made by Ralph W. C. Lambert dated April 21, 1973, more particularly described as follows: Said tract is designated as Tract 2, said point being the common corner of Tract 2 and 3, beginning at a point in the westerly margin of Ned Shelton Road, North 87 degrees 15 minutes West 350.2 feet, North 3 degrees 22 minutes East 571.2 feet, South 64 degrees 30 minutes East 226.43 feet to a point in the margin of Couchville Pike, South 46 degrees 30 minutes West 10.0 feet, South 22 degrees 45 minutes East 295.8 feet; North 59 degrees 19 minutes East 10.0 feet to a point in the westerly margin of Ned Shelton Road; thence along the westerly margin of Ned Shelton Road 215.7 feet to the point of beginning, containing 3.56 acres, more or less.
>
> Being the same property conveyed to Citizens Union National Bank and Trust Company, by deed from Bobby J. Appleton and Barbara S. Appleton, his wife, of record in Book 6765, page 123, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, representatives and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for current year property taxes and an easement of record in Book 3889, page 150, said Register's Office.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his

heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 2 day of May, 1986.

CITIZENS UNION NATIONAL BANK AND TRUST COMPANY

BY: John S. Penn

Title: Exec. V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $13,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

SROWA Esfidva Jaat

Affiant

Subscribed and sworn to before me,
this 21st day of May, 1986.

Notary Public

NOTARY PUBLIC
My Commission Expires: 10-19-86

STATE OF KENTUCKY)
COUNTY OF Fayette)

Before me, the undersigned a Notary Public in and for said County and State, personally appeared John S. Penn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Exec. Vice President of CITIZENS UNION NATIONAL BANK AND TRUST COMPANY, the within named bargainor, a national banking association, and that he as such Exec. Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the association by himself as such Exec. Vice President.

WITNESS my hand and official seal at Lexington, Kentucky, this 2 day of May, 1986.

Margaret A. Eggleston

NOTARY PUBLIC

My Commission Expires: 5/3/88

03214

IDENTIFICATION REFERENCE

MAY 21 3 58 PM '86

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6864 PAGE 442

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

13000.00- CONT
33.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 40.30-
G915A05/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03214

IDENTIFICATION REFERENCE

MAY 21 3 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250677