Box 37

BOOK 7746 PAGE 638

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Ahmad Derakhshan Moosa Gharachooloo 4909 STILLWOOD DRIVE NASHVILLE, TN 37220	New Owner	92-7-322

This instrument prepared by: Boult, Cummings, Conners & Berry (SLW)
P.O. Box 198062, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Mercantile Savings Bank ("Grantor") has bargained and sold, and hereby transfers and conveys to Ahmad Derakhshan and Moosa Gharachooloo ("Grantees"), ~~his~~ their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, ~~their~~ his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Subject to all matters shown on the Plan of E.C. Scruggs Subdivision as shown on plan of record in Book 161, page 41, in the Register's Office for said County.

3. Easement as set forth in instrument recorded in Book 368, page 356.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, ~~his~~ their heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 31,000.00.

x _____
Affiant

Subscribed and sworn to before me this 6th day of January, 1989.

_____
Notary Public
My Commission Expires: 4/19/90

Executed this 11th day of November, 1988.

MERCANTILE SAVINGS BANK

By: _____

Title: Executive Vice President

STATE OF OHIO

COUNTY OF HAMILTON

Personally appeared before me, Christine R. Barker, Notary Public, George L. McGuire, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Executive Vice President of Mercantile Savings Bank, an Ohio banking corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 11th day of November, 1988.

NOTARIAL SEAL STATE OF OHIO

CHRISTINE R. BARKER
Notary Public, State of Ohio
My Commission Expires Aug. 23, 1993

Christine R. Barker
Notary Public

My Commission Expires: Aug. 23, 1993

This is commercial property, known as 810 18th Avenue North, Nashville, TN 37208.

EXHIBIT A

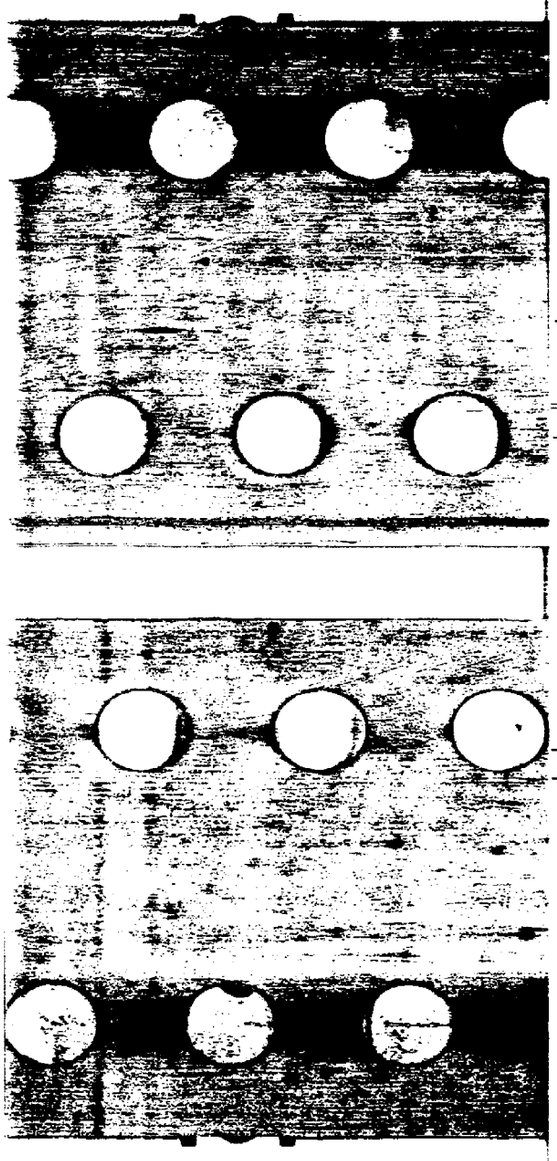
Land located in Davidson County, Tennessee, being Lot No. 9 and part of Lot No. 10 on the Plan of E. C. Scruggs Subdivision of Lot Nos. 17 to 22 inclusive, of Bostick's Third Edition to Nashville, as of record in Book 161, page 41, Register's Office for said County, described as follows:

Beginning on the easterly margin of 18th Avenue North, at the corner of Lot Nos. 8 and 9; thence with said Avenue southwardly 158 feet; thence eastwardly 94.3 feet; thence northwardly 30 feet; thence eastwardly 20 feet to the westerly margin of an alley; thence with said alley northwardly 115 feet to the corner of Lot Nos. 8 and 9; thence with the line between said two lots, westwardly 95 feet to the point of beginning.

Being the same property conveyed to Mercantile Savings Bank by Deed from Steven L. West, Successor Trustee, of record in Book 7665, page 966, Register's Office for said County.

IDENTIFICATION REFERENCE
9 9 7 3 0.
JAN 6 2 08 PM '99
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4175 01/06 0101 03CHECK 111.80



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

RECEIVED OF _____

FOR _____

BOOK 7746 PAGE 641

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

CAMT	31000.00
CON TX	102.30
PRFEE	0.50
WDEED	9.00
TOTAL	111.80
CHECK	111.80

01/06/89 01 14:07 0001 4175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99730

IDENTIFI REFERENCE

JAN 6 2 06 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170856