carl957:8/1/89
SVN234-029

FROM: JAMES E. CARY

TO: HASSAN M. ESLAMI

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Hassan M. Eslami	SAME	MAP 150-6
6708 UPTON LANE		PARCEL 182
NASHVILLE, TN. 37209		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,750.00.

Hassan M. Eslami
Affiant

Subscribed and sworn to before me, this the 8th day of August, 1989.

Carol R. Lineberry
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, James E. Cary, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Hassan M. Eslami, herein called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property conveyed in this instrument is not the usual place of residence of Grantor.

This conveyance is free and clear of all liens, claims, encumbrances, and all equitable and statutory rights of redemption pursuant to order of the United States Bankruptcy Court for the Middle District of Tennessee entered July 28, 1989.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 8th day of August, 1989.

James E. Cary

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 James E. Cary, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of August, 1989.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 3/27/93

6008 08/15 0101 03CHECK 61.81

carl915:7/28/89
SVN234-011

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28, Westlake Subdivision as of record in Plat Book 6250, page 785, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to James E. Cary by Quitclaim Deed from Colony Homes of TN, Inc. of record in Book 7553, page 382, said Register's Office.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.

2. Deed of conveyance of sanitary sewer of record in Book 7181, page 192, said Register's Office.

3. Deed of conveyance of water main of record in Book 7181, page 209, said Register's Office.

4. All matters as shown on the plan of record in Book 6250, page 785, said Register's Office.

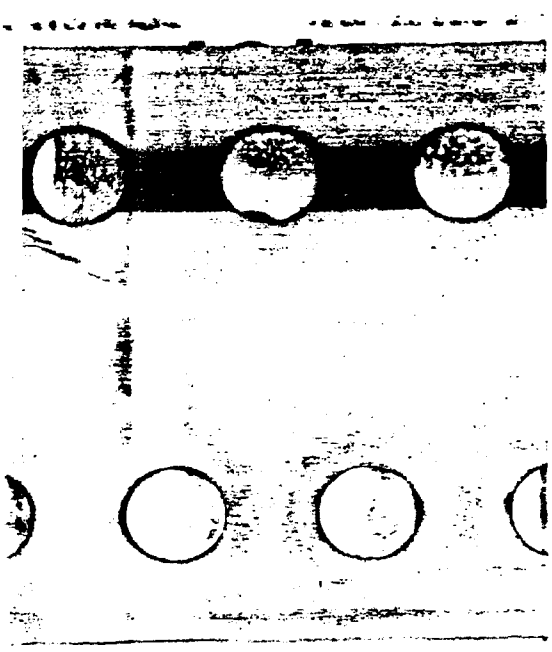
5. Restrictive Covenants of record in Book 4914, page 404, said Register's Office.

58058

IDENTIF. TREFERENCE

AUG 15 3 29 PM '89

FELIX Z. [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

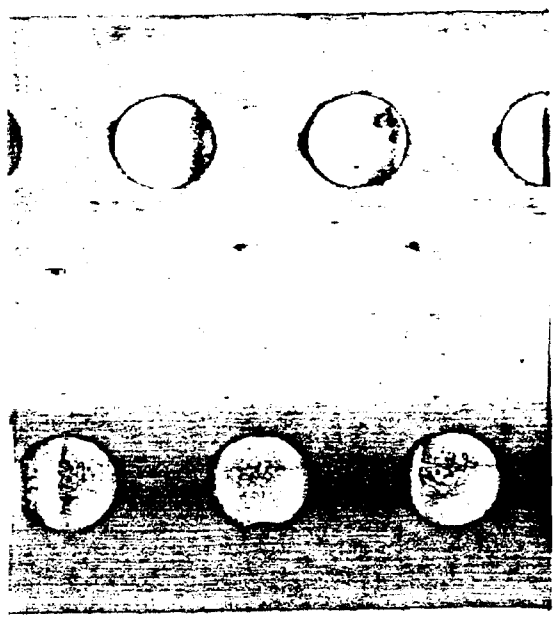
RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 646

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 15750.00
CON TX 51.81
PRFEE 1.00
MDEED 9.00
TOTAL 61.81
CHECK 61.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/89 01 15:31 0001 6008

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

AUG 15 3 29 PM '89

IDENTIF. REFERENCE

5 8 0 5 8

No. 239279