BOOK 8057 PAGE 258 FILE BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 155,000.00

Subscribed and sworn to before me, this the 02 day of March 19 90

Affiant

My commission expires: 11-27-93 (Affix Seal)

Notary Public

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 27, 1993

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 0B14510
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Benjamin T. Iannuzzi	BarclaysAmerican/Mortgage Corporation
6132 Tuliptree Lane	P. O. Box 31728
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37221	Charlotte, NC 28231
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 155-8-A 33	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Morris Eshaghpour Contracting Corp.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Benjamin T. Iannuzzi and wife, Ellen Clodfelter Iannuzzi

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 33 on the Plan of Phase 1 of Poplar Creek Estates, of record in Plat Book 6250 at page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Morris Eshaghpour Contracting Corp. by Deed of record in Book 6885 page 602, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

08039

IDENTIF. REFERENCE

MAR 5 8 30 AM '90

DAVIDSON COUNTY TN.

9169 03/05 0101 03CHECK 518.50

THIS IS _____ IMPROVED PROPERTY KNOWN AS 6132 Tuliptree Lane, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 02 day of March 19 90

Morris Eshaghpour Contracting Corp.

by Morris Eshaghpour, President

State of Tennessee
County of _____

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On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Morris Eshaghpour, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

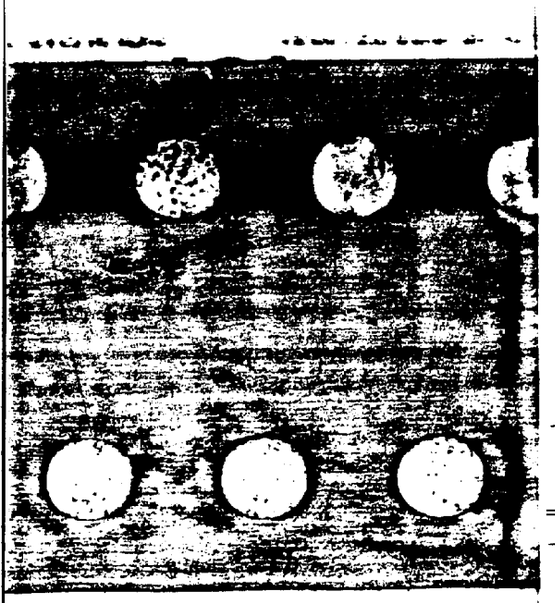
BRENT A. CAMPBELL
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

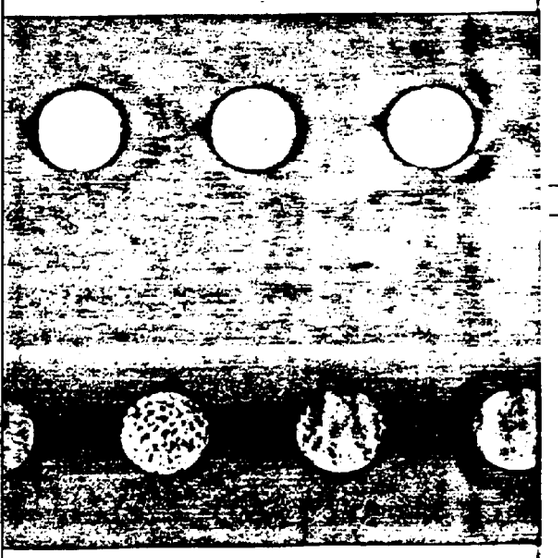
Witness my hand and official seal on March 02, 1990

My Commission Expires:
11-27-93

Notary Public: Brent A. Campbell

My Commission Expires Nov. 27, 1993





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

RECEIVED OF _____

FOR _____

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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	
				155000.00
			CON TX	511.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	518.50
			CHECK	518.50
03/05/90		01	08:28 0001	9169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08039

IDENTIF. TREFERENCE

MAR 5 8 30 AM '90

DAVIDSON COUNTY TN.

No. 297678