car2732/lrn:4/27/90
SVN503-1542

File for car

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: TAHEREH NAJAFABADI

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Tahereh Najafabadi	SAME	Map 161-5-A
P.O. Box 111612		Parcel 11
NASHVILLE, TN. 37222		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 1990.

Notary Public

My Comm. Expires: 3/27/93

SPECIAL 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 of which is hereby acknowledged, Sovran Bank/Central South, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Tahereh Najafabadi, hereinafter called the GRANTEE, her 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.)

This is improved property known as Unit A-7, 5370 Edmondson Pike, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, her heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

2253U

IDENTIF. REFERENCE

Apr 30 11 33 AM '90

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 27th day of April, 1990.

ATTEST:

BY: J. Lee Snodgrass

Title: Assistant Vice President

SOVRAN BANK/CENTRAL SOUTH

BY: Al Babich

Title: VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Al Babich and J. Lee Snodgrass, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Vice President and Asst. Vice President respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Vice President and Asst. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Al Babich as such Vice President and J. Lee Snodgrass as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of April, 1990.

Carol R. Rivers
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. A-7, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, as amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to Sovran Bank/Central South, a Tennessee banking corporation, by deeds of record in Book 7868, page 773, and Book 8092, page 42, said Register's Office.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Easement conveyed by deed from Ira T. Adams to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 4786, page 520, said Register's Office.

3. Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances Easements conveyed by deed from Ira T. Adams and Martha S. Adams to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6416, page 871, said Register's Office.

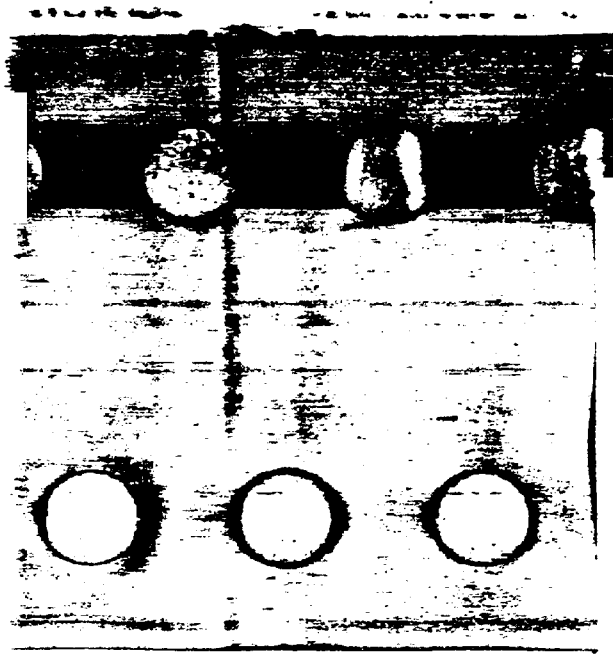
4. Terms, conditions, easements, rights and liens as set forth in the Master Deed for Ashlawn Place Condominiums and the By-Laws appended thereto of record in Book 6607, page 596, as amended in Book 7168, page 550, said Register's Office.

5. All matters as shown on the Plat of Ashlawn shown as Exhibit A-2 in the Master Deed of record in Book 6607, page 596, as amended in Book 7168, page 550, said Register's Office.

6. All matters as shown on the Plan of Ashlawn Apts., of record in Book 4595, page 149, said Register's Office.

7. Charter of Ashlawn Place Association, Inc., of record in Book 6607, page 182, and in Book 6769, page 527, said Register's Office.

8. Rights of others in and to the common elements.



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

RECEIVED OF _____

FOR _____

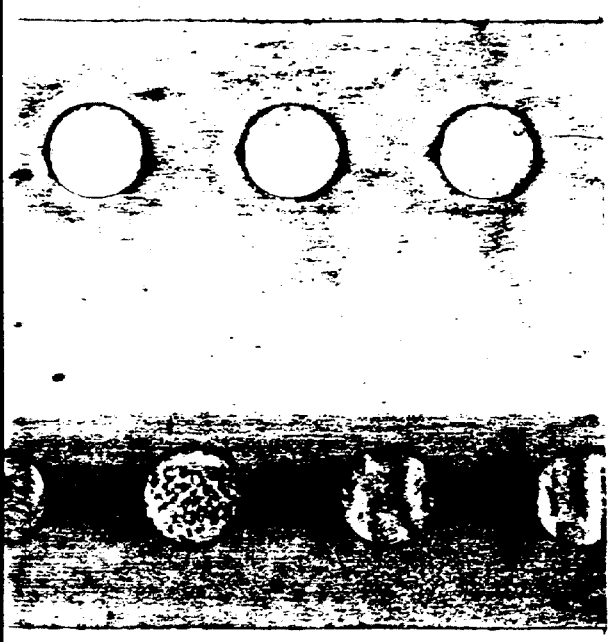
BOOK 8098 PAGE 290

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 22000.00
CON TX 72.60
PRFEE 1.00
WDEED 9.00
TOTAL 82.60
CHECK 82.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/30/90 01 11:32 0001 5624

2-2530

IDENTIF. REFERENCE

APR 30 11 33 AM '90

DAVIDSON COUNTY TN.

No. 314679