ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Farzad Khayam-Bashi 900 19th Ave. South Unit 202 Nashville, TN 37212	SunTrust Mortgage Inc. P.O. Box 100100 Atlanta, GA 30348	Map 92-16B Parcel 9
This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Suite 501, Nashville, Tennessee 37205. Information furnished by the parties hereto.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Dan VanBrackle and wife, Cindy VanBrackle (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Farzad Khayam-Bashi, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to wit:

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 202 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 844, said Register's Office.

Being the same property conveyed to Dan VanBrackle and Cindy VanBrackle by Warranty Deed from University Square Joint Venture of record in Book 7828, Page 632, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 900 19th Avenue South, Unite 202, Nashville, Tennessee 37212.

Subject to any and all existing restrictions and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Third National Bank c/o SunTrust Morgage, Inc. of record in Book 7828, page 635, said Register's Office and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the grantees.

76592

IDENTIF. TREFERENCE

DEC 3 1 37 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $38,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[16th day of November, 1990.
[
[
[Notary Public
[My Commission Expires: 3-10-91

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has caused this Deed to be executed this 16th day of November, 1990.

Dan VanBrackle

Cindy VanBrackle

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 Dan VanBrackle and wife, Cindy VanBrackle, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of November, 1990.

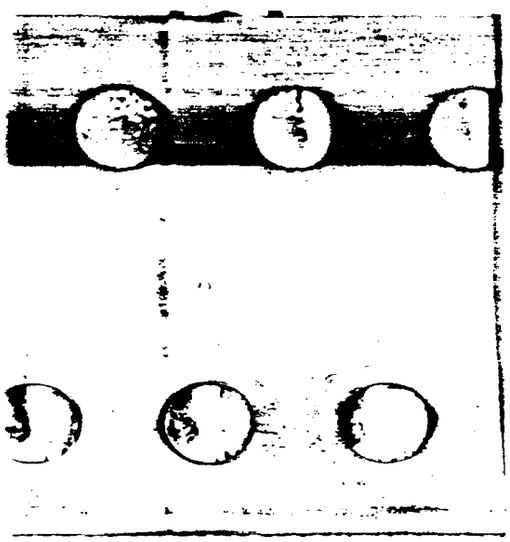
Notary Public

My Commission Expires: 3-10-91

317 12/03 0101 03CHECK 132.40

OFFICIAL RECEIPT

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



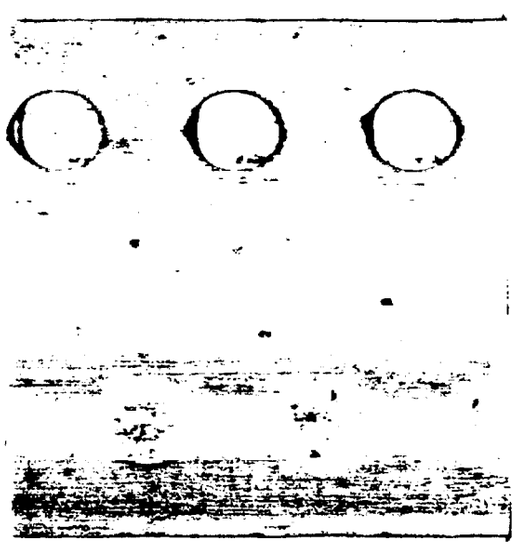
RECEIVED OF _____

FOR _____

BOOK 8248 PAGE 120

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 38000.00
				CON TX 125.40
				PRFEE 1.00
				MDEED 6.00
				TOTAL 132.40
				CHECK 132.40
12/03/90	01			13:37 0001 5617



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.65 92

IDENTIF. TREFERENCE

DEC 3 1 37 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378094