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Box 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,010.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 1992

Notary Public

MY COMMISSION EXPIRES 9/26/92
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Afsar Z. Eftekhar (NAME)	Cenlar Federal Savings Bank (NAME)	MAP 133-11
299 Elysian Fields Rd. (STREET ADDRESS OR ROUTE NUMBER)	CN 5232 Carnegie Center (STREET ADDRESS)	PARCEL 77
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Princeton, NJ 08543 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry G. Frazier and wife, Sharon Swarts Frazier,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Afsar Z. Eftekhar,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 18 on the plan of Section One Valley View Meadows, of record in Book 3500, page 69, Register's Office for said County.

Said Lot No. 18 fronts 83.46 feet on the southeasterly margin of Elysian Fields Road and extends back 132 feet on the northeasterly line and 135.91 feet on the southwesterly line to a dead line in the rear, measuring 75.01 feet thereon.

Being the same property conveyed to Henry Frazier, unmarried by deed from Christopher W. Chung and wife, Mi S. Chung, of record in Book 6158, page 67, Register's Office for said County. The said Henry Frazier conveyed a one-half (1/2) undivided interest in said property to Sharon Swarts Frazier for the purpose of establishing ownership as tenants by the entirety, by deed of record in Book 8377, page 29, said Register's Office.

This conveyance is made subject to (a) property taxes for 1992 for which Grantee will be responsible, and (b) the matter set forth on said plan of record, (c) AVIGATION EASEMENT AND CONTRACT RECORDED IMMEDIATELY PRIOR TO THE RECORDING HEREOF.

As part of the consideration for this conveyance, Grantee assumes and agrees to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 7114, page 347, said Register's Office (Cenlar Federal Savings Bank, Loan #717053-3) according to the terms thereof, and Grantors hereby assign to Grantee the escrow account in connection therewith.

*See reverse for V.A. Assumption Language

unimproved ( )
This is improved (XX) property, known as 299 Elysian Fields Rd., Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hand s this 19th day of June, 1992

Henry G. Frazier

Sharon Swarts Frazier

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry G. Frazier and wife, Sharon Swarts Frazier

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of June 19 92

Commission expires 5/28/95

John V. Adams Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

374 06/24 0101 CHECK 303.00

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

_____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Henry G. Frazier and wife,
Sharon Swarts Frazier

TO
Afsar Z. Eftekhar

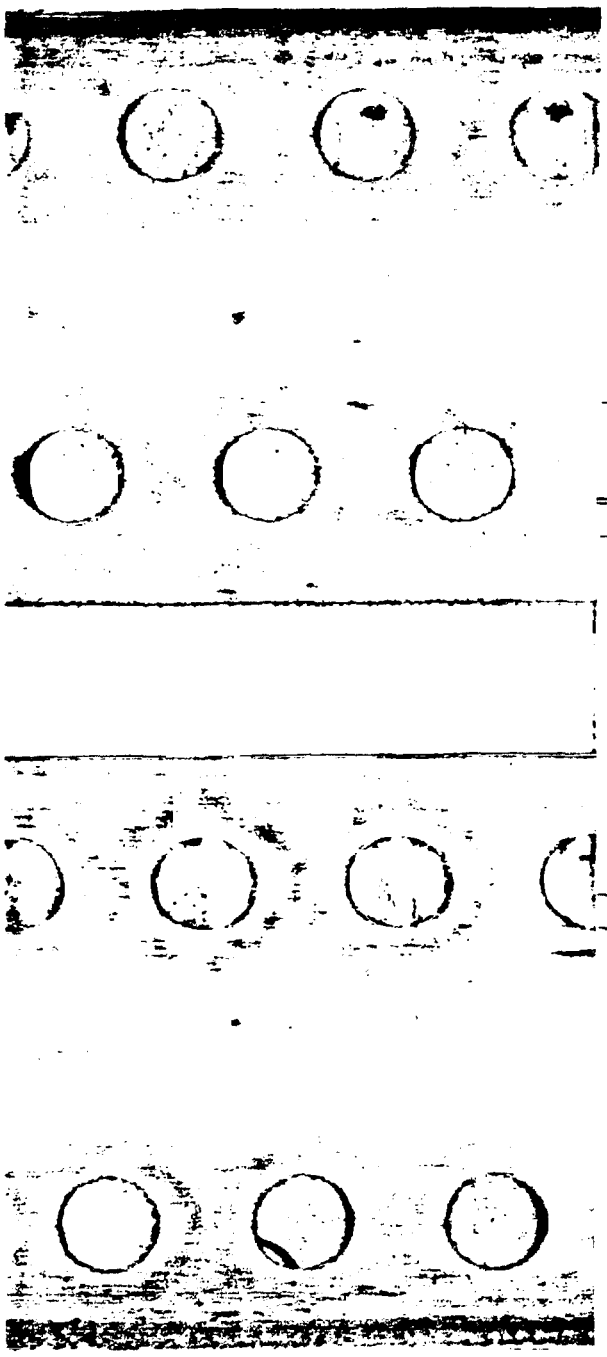
16 AM '92 JUN 24

IDENTIFICATION REFERENCE

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

2207 79

* "As a part of the consideration for this conveyance, the Grantee herein expressly agrees to pay the balance owing on that certain Pomissory Note Dated January 14, 1987, in the original principal sum of $69,400.00, secured by and fully described in the deed of trust records Davidson County, Tennessee, and hereby expressly assumes the obligation of Henry G. Frazier under the terms of the instruments creating said loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by their acceptance of this deed."



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	80010.36
CON TX	296.00
PRFEE	1.00
WDEED	6.00
TOTAL	303.00
CHECK	303.00

06/24/92 01 11:14 0001 4374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22079

IDENTIF. REFERENCE

JUN 24 11 16 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 544087