Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 1992.

Notary Public

My Commission Expires: 5-23-94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue, North
Nashville, TN 37219-0757

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mizgeen M. Zebari and wife, Amena F. Zebari 7719 Sawyer Brown Road Nashville, TN 37221	SAME	Map 128-0 Parcel 108

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BANKERS TRUST COMPANY, TRUSTEE, having full power to assign, transfer and convey without the joinder of any beneficiary**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MIZGEEN M. ZEBARI and wife, AMENA F. ZEBARI**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being part of a 112-1/2 acre tract as shown on the Plan of record in Plan Book 2, page 165, Chancery Court at Nashville and being shown as Lot #8 on a survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, as follows:

Beginning at a spike in the center of Sawyer Brown Road at a point north 1 deg. 36' east 47.3 feet and north 9 deg. 52' east 278.7 feet from the northeast corner of the property conveyed to Robert A. Hill and wife, by deed from C.E. Francis and wife of record in Book 4243, page 264, Register's Office for said County being the corner of tracts 8 and 9; thence with the line between said two tracts north 74 deg. 56' west 799.18 feet to an iron pin in the easterly right of way of Interstate I-40; thence with said right-of-way line north 17 deg. 36' east 162.40 feet to the corner of tract 7 and 8; thence with the line between said two tracts, south 74 deg. 58' east 797.78 feet to the center of Sawyer Brown Road; thence with the center of said road south 18 deg. 16' west

140.4 feet and continuing with the center of said road south 9 deg. 52' west 22.6 feet to the beginning, containing 3.02 acres, more or less.

Being the same property conveyed to Bankers Trust Company, Trustee, by Successor Trustee's Deed from Justin T. Milam, Successor Trustee, of record in Book 8684, page 328, Register's Offie for Davidson County, Tennessee.

This is improved property, known as 7719 Sawyer Brown Road, Nashville, Tennessee 37221.

This conveyance is made subject to 1992 property taxes, which have been prorated and assumed by Grantees.

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 Grantor does covenant with the said Grantees that Grantor 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 itself, its successors and assigns, 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 hands this 22 day of July, 1992.

BANKERS TRUST COMPANY, TRUSTEE

By: Kathleen Barney

Name: Kathleen Barney

Title: ASSISTANT Vice President

By: Tracy A. Grant

Name: TRACY A. GRANT

Title: ASSISTANT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Barry and TRACY A. GRANT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the ASST. VICE PRESIDENT and ASST SECRETARY of the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22 day of July, 1992.

Notary Public

My Commission Expires: 12-7-93

OFFICIAL SEAL
DALE JOSEPH KURI
Notary Public - California
ORANGE COUNTY
My Comm. Exp. Dec. 17, 1993

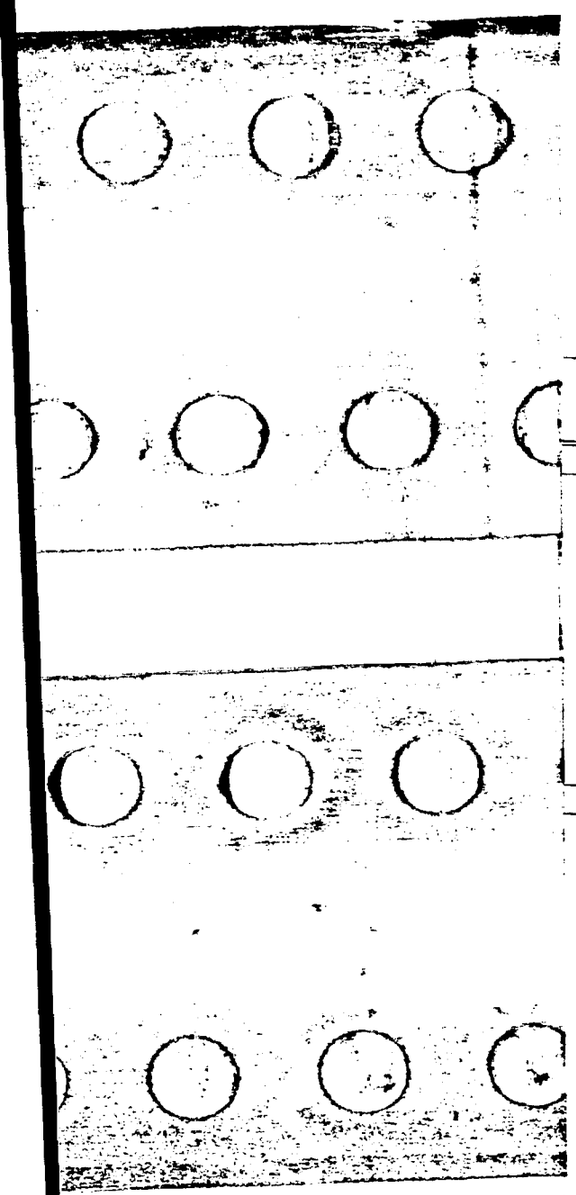
8983 07/27 0101 03CHECK 253.50

30606

IDENTIF. TREFERENCE

JUL 27 8 18 AM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8684 PAGE 335

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

07/27/92 01 08:19 0001 8983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30606

IDENTIF. REFERENCE

JUL 27 8 18 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 553671