BOOK 9017 PAGE 905

THIS INSTRUMENT PREPARED BY:
Legal Department
Seventh Floor, First American Center
Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
Yazdian Construction Company and Bruce Yazdian 2712 Grandview Avenue Nashville, TN 37211	New Owner 808 Harpeth Trace Place Nashville, TN	Map 119-9 Parcel 47

TRUSTEE'S DEED

WHEREAS, default occurred under the terms, conditions and payments provided for in a Deed of Trust dated June 30, 1989, executed by FDR Company, a general partnership composed of Martha J. Flowers, E. Paul Rector and Joe T. Darnell, which Deed of Trust is recorded in Book 7893, Page 570, Register's Office for Davidson County, Tennessee (the "Deed of Trust") and covering real property known as 2712 Grandview Avenue, Nashville, Tennessee (the "Property"); and

WHEREAS, said Deed of Trust was modified to allow for a sale to be held at the Property site; and

WHEREAS, the entire indebtedness secured by the Deed of Trust was declared due and payable by the lawful holder and owner of said indebtedness; and

WHEREAS, payment not having been made as demanded, Guaranty Title Company, Trustee, advertised in accordance with the provisions of said Deed of Trust that said Property would be sold on Thursday, July 1, 1993, at 12:15 P.M., at 2712 Grandview Avenue, Nashville, TN 37211, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims, unpaid taxes, or other lien of any nature, that may be an encumbrance against the Property; and,

WHEREAS, an authorized representative of Guaranty Title Company, Trustee, appeared and offered said Property for sale at public outcry and the highest, best and last bid received was the sum of Seventy Three Thousand Dollars ($73,000.00) by **Yazdian Construction Company** (a Tennessee general partnership composed of Fred Yazdian, Sam Yazdian and Abe Yazdian) and **Bruce Yazdian**, an individual (Yazdian Construction Company and Bruce Yazdian being referred to collectively as "Grantees"), and said Property was knocked off and sold to Grantees;

NOW, THEREFORE, in consideration of the premises and the sum of Seventy Three Thousand and NO/100 Dollars ($73,000.00) in certified funds paid by Grantees, Guaranty Title Company, Trustee ("Grantor") has this day bargained and sold and by these presents does transfer and convey the Property to Grantees as follows: a 3/4 undivided interest in the Property to Yazdian Construction Company, and a 1/4 undivided interest in the Property to Bruce Yazdian, said Grantees holding their respective interests as tenants in common, their heirs and assigns. The Property is further described as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 41 on the corrected and revised plan of Thompson & Rings Subdivision of Edenwold Park as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more detailed description.

Being part of the same property conveyed to FDR Company, a

Tennessee General partnership composed of Martha J. Flowers, E. Paul Rector and Joe T. Darnell by deed from Gary R. Hernandez and wife, Rita M. Hernandez of record in Book 7635, page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as 2712 Grandview Avenue, Nashville, TN 37211.

This conveyance is made subject to the following: 1993 property taxes, a lien but not yet due and payable; easement for sanitary sewers and/or storm drainage of record in Book 4717, page 414, Register's Office for Davidson County, Tennessee; easement for storm sewer of record in Book 3926, page 64, said Register's Office; and any and all other liens of any nature, whether or not of record.

This description being the same as in the last conveyance of the subject property.

And Grantor covenants with Grantees, that it is lawfully seized and possessed of said real property as Trustee only, and by the terms of the above mentioned Deed of Trust, has a good right to sell and convey the same, and that the same is unencumbered, except as set forth above.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real property to Grantees, their heirs and assigns, only against the lawful claims of any persons claiming by or through it as Trustee, but not further or otherwise; it being Grantor's intention only to convey no greater title in the subject real property than it received as Trustee.

Witness my hand this 12th day of July, 1993.

GUARANTY TITLE COMPANY, TRUSTEE
(Grantor)

By: B Anthony Saunders
B. Anthony Saunders
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, B. Anthony Saunders, with whom I am personally acquainted, and who acknowledged himself to be Vice President of Guaranty Title Company and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 12th day of July, 1993.

Cheryl N. Hardee
NOTARY PUBLIC

My Commission Expires:
11/22/95

93 JUL 19 PM 1:59
FELIX Z. WHITE, REGISTER
DAVIDSON COUNTY, TN

42331
IDENTIF. & REFERENCE

doc\cj\fdr#2.ded

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $73,000.00.

Affiant

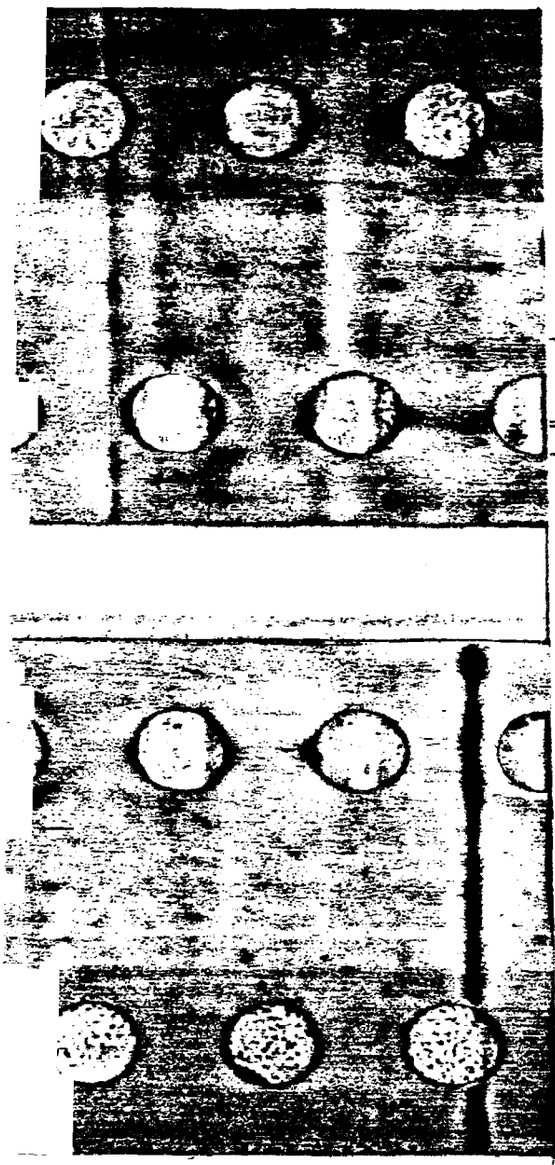
Subscribed and sworn to before me, this the 12th day of July, 1993.

Notary Public

My Commission Expires: 1/22/95

5319 07/19 0101 03CHECK 283.10

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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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 12.00
TOTAL 283.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 283.10

07/19/93 01 13:59 0001 5319

42331
IDENTIF. & REFERENCE

93 JUL 19 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 675715