FILE NO. 32157
FILE BOX "7"

BOOK 9228 PAGE 203

FORM NO. WD-1

Bot 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 19 94

NOTARY PUBLIC
Notary Public
AT LARGE

MY COMMISSION EXPIRES: 2/2/95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES LEE et al | S A M E | 114-8-A-77 |
| (NAME) | (NAME) | |
| 559 ELAINE DRIVE | | 8DZ 78284 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| NASHVILLE, TN. 37211 | | |
| (CITY) (STATE) (P.O. ZIP) | (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, BANA CONSTRUCTION CORP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES LEE and ED GROVES, TENANTS IN COMMON

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. 77 on the Plan of Cedar Crest Subdivision, Phase 1, of record in Plat Book 6900, page 284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Bana Construction Corp., by deed from Linda A. Kenaum, unmarried, of record in Book 8245, page 327, Register's Office for Davidson County, Tennessee.

94 JAN 24 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

10429
IDENTIF. & REFERENCE

unimproved ( X )
This is improved ( ) property, known as Lot 77, Cedar Crest, 816 Cedar Crest Drive, Nashville, TN. 3720
(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 its hand this 19th day of January, 19 94

BANA CONSTRUCTION CORP.

By: N. J. Kheshti President

NAJIBEH KHESHTI, President

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

**STATE OF TENNESSEE**
**Davidson County**

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared NAJIBEH KHESHTI

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the BANA CONSTRUCTION CORP. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 1994.

ALAN L. SATURN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____Notary Public

Commission Expires 1/22/95

WARRANTY DEED

FROM

TO

2740 01/24 0101 03CHECK 79.30



**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 19000.00 |
| | | | | CON TX 70.30 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 79.30 |
| | | | | CHECK 79.30 |
| 01/24/94 | 01 | 15:46 | 0001 | 2740 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10429
IDENTIF. & REFERENCE

94 JAN 24 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No 74[illegible]