Box 49

BOOK 9386 PAGE 263

ADDRESS NEW OWNERS:	TAX RESPONSIBILITY:	MAP-PARCEL NOS.
First Security Bank of Tennessee 501 Union Street Nashville, TN 37219-2956	Same	[redacted] 50-6-85 12-2625
THIS INSTRUMENT PREPARED BY: WHITE & REASOR, 3305 WEST END AVENUE, NASHVILLE, TENNESSEE 37203		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Feraydoon Khankhanian and wife, Farzenah Khankhanian (collectively, the "Grantor") has bargained and sold, and by these presents does transfer and convey unto First Security Bank of Tennessee ("Grantee") its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$12,900.00~~.

Richard A. Morris V.P.
Affiant

SUBSCRIBED AND SWORN to before me, this 25th day of May, 1994.

My Commission Expires March 23, 1996

Notary Public

STATE OF TENNESSEE VAN PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY

94 JUN 23 AM 9:15
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

63894
IDENTIF. + REFERENCE

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property of the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. This is unimproved Property located off of Brick Church Pike in Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 8th day of June, 1994.

GRANTOR:

FERAYDOON KHANKHANIAN

FARZENAH KHANKHANIAN

STATE OF COLORADO
COUNTY OF Jefferson

Personally appeared before me, Donald S Dee, a Notary Public for the State and County aforesaid, Feraydoon Khankhanian, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 1994.

Donald S Dee
Notary Public

My Commission Expires:
3/16/96

STATE OF COLORADO
COUNTY OF Jefferson

Personally appeared before me, Donald S Dee, a Notary Public for the State and County aforesaid, Farzenah Khankhanian, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 1994.

Donald S Dee
Notary Public

My Commission Expires:
3/16/96

EXHIBIT A

Property Description

BEING LOT number (40), on the Plan of Northbrook Subdivision, Phase I, as of record in Book 6900, page 859, Register's Office for Davidson County, Tennessee, for a more complete description reference to said plan is hereby made.

BEING the same property conveyed to Feraydoon Khankhanian and wife Farzenah Khankhanian, by Deed of record in Book 8260, page 36, Register's Office for Davidson County, Tennessee.

BEING PART OF the same property conveyed to A & G ENTERPRISES, INC., a Tennessee corporation, its assigns and successors, a two-third (2/3) undivided interest, and unto Feraydoon Khankhanian and wife, Farzenah Khankhanian, their heirs and assigns a one-third (1/3) undivided interest by deed from Southland Marketing Group, Inc., a Tennessee corporation of record in Book 7443, page 485, said Register's Office.

EXHIBIT B

Exceptions

1. 1994 Metropolitan Government of Nashville and Davidson County real property taxes, a lien, not yet due and payable.

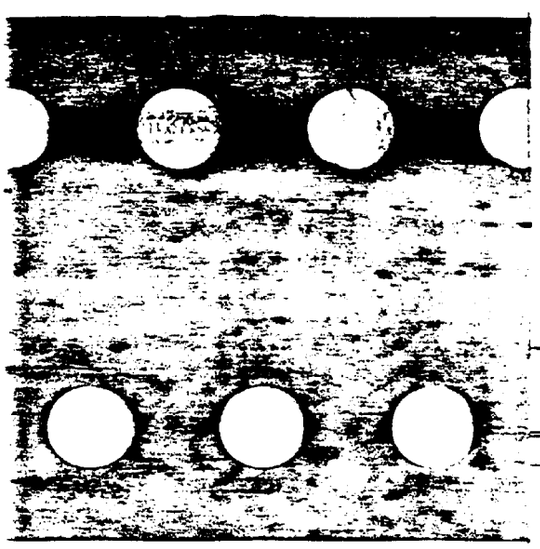
2. Judgement lien of record as a result of filing of Default Judgment in Book 8871, page 794, Register's Office for Davidson County, Tennessee.

9197 06/23 0101 03CHECK 64.73

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9386 PAGE 267

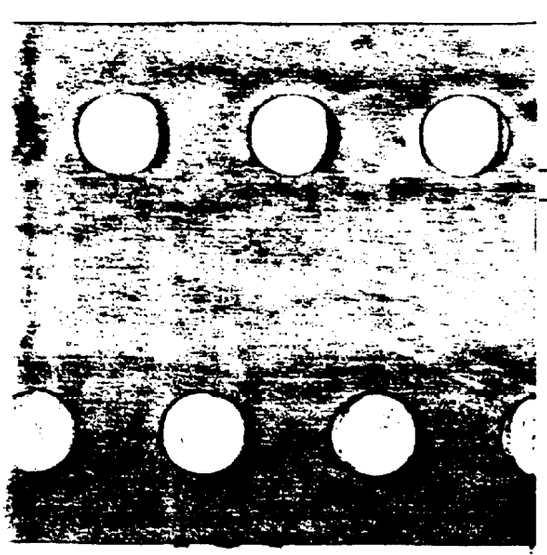
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 12900.00
CON TX 47.73
PRFEE 1.00
WDEED 16.00
TOTAL 64.73
CHECK 64.73

06/23/94 01 09:15 0001 9197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



63894
IDENTIF. & REFERENCE

94 JUN 23 AM 9:15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 805908