THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Dyer, James & Taylor
200 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

FILE BOX 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 25,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 19 94
Notary Public
MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Duer d/b/a Dan Duer, Builder (NAME)	Reader Federal Bank For Savings (NAME)	114-8-A-79CO
375 Wimpole Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-0275 (CITY) (STATE) (ZIP)	

FOR AND 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 Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan Duer d/b/a Dan Duer, Builder

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

Being the same property conveyed to Bana Construction Company by deed from Linda A. Kenaum, unmarried of record in Book 8034, Page 913, Register's Office for Davidson County, Tennessee.

94 SEP -9 AM 10:19
FELIX Z. ... II REGISTER
DAVIDSON COUNTY, TN.

89380
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 824 Cedar Crest Drive, Nashville, Tennessee 37209
(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 my hand this 7th day of September 19 94

Bana Construction Company
By: N. J. Kheshti
Najib Kheshti, President

STATE OF TENNESSEE
COUNTY OF

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_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

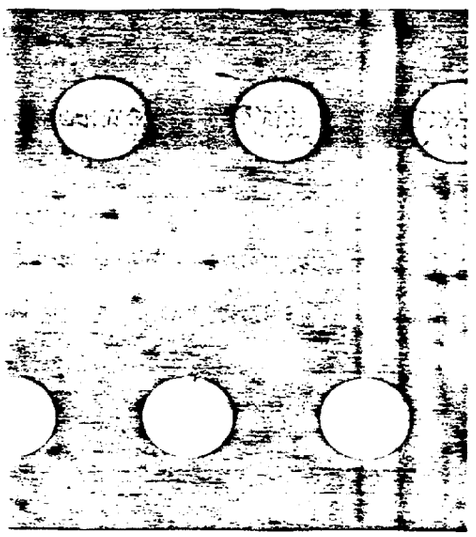
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Najib Kheshti and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Bana Construction Company the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Najib Kheshti as such President, and attesting the same by the said _____ as such _____.

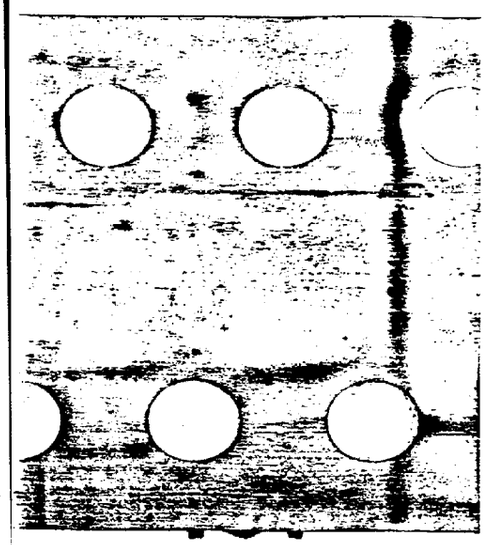
Witness my hand and official seal at office at Nashville, Tennessee on this the 7th day of September 19 94.

My commission expires 5-24-97

Rebecca L. Sadler
Notary Public

5784 09/09 0101 03CHECK 101.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9460 PAGE 675

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

09/09/94 01 10:17 0001 6784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89380
IDENTIF. & REFERENCE

94 SEP -9 AM 10: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833135