THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

BOOK 9680 PG 294

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Junior Basant	America's Wholesale Lender	Map 108-12-A
3310 Quail View Drive	155 N. Lake Avenue	Parcel 34CO
Nashville, TN 37214	Pasadena, CA 91109-7137	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged

Fariborz Ferdowsi, Trustee for Neda Ferdowsi, with full power to convey and encumber without the joinder of any beneficiary

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Junior Basant

hereinafter called the Grantee(s), 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 Unit No. 34, Lot No. 37 on the Plan of Quail Valley, Section 4, Phase VII, on the condominium site plan of record in Book 5200, page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fariborz Ferdowsi, Trustee for Neda Ferdowsi, with full power to convey and encumber without the joinder of any beneficiary, of record in Book 7349, page 331, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed.

Subject to restrictions of record in Book 5903, page 149 and Book 6058, page 828, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee herein.

This is improved property known as 3310 Quail View Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 19th day of May, 1995.

Fariborz Ferdowsi, Trustee

BOOK 9680 PG 295

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fariborz Ferdowsi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 1995.

My Commission Expires:

10-9-95

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $48,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of May, 1995.

My Commission Expires:

10-9-95

NOTARY PUBLIC

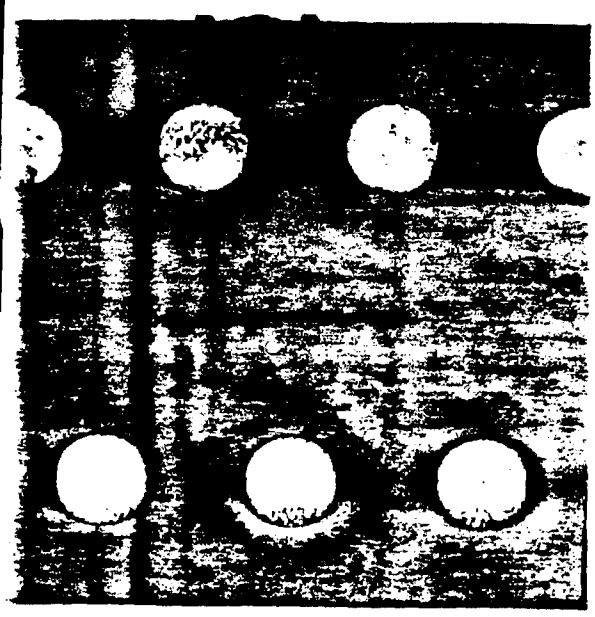
0063575

IDENTIF. & REFERENCE

95 MAY 24 PM 3:11

REGISTER
DAVIDSON COUNTY, TN.

4139 05/24 0101 03CHECK 186.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

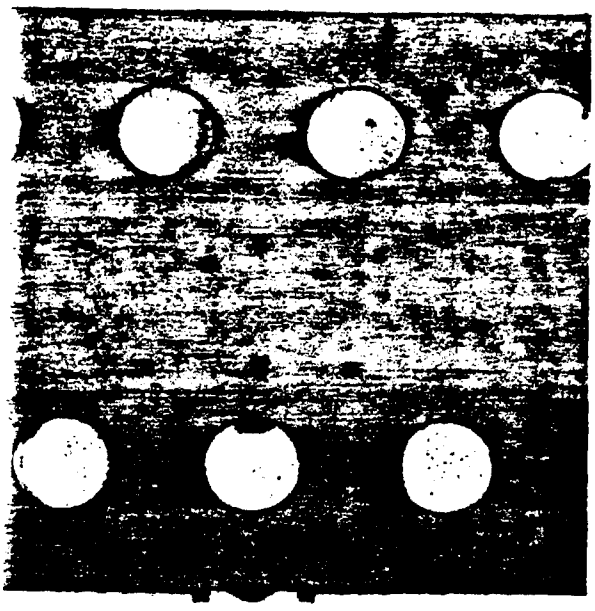
RECEIVED OF _____

FOR _____

BOOK 9680PG296

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	48000.00
CON TX	177.60
PRFEE	1.00
MDEED	8.00
TOTAL	186.60
CHECK	186.60

05/24/95 01 15:15 0001 4139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00063575
IDENTIF. ↑ REFERENCE

95 MAY 24 PM 3:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913477