Box 31
MAA

0092463

IDENTIF. & REFERENCE

This Instrument Prepared By:
Craig V. Gabbert, Jr., Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

95 AUG 23 PM 1:29

REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Farokh Fani 8129 Moores Lane Brentwood, TN 37027	Same	Tax Map 162 Parcels 75 and 76

GENERAL WARRANTY DEED

BOOK 9771PG414

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, BNB PROPERTIES, INC., a Tennessee corporation, the Grantor herein, has bargained and sold and by these presents does transfer and convey unto FAROKH FANI, the Grantee herein, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

TRACT I

Being the west half of a ten acre tract of land in the Fifth Civil District of Davidson County, Tennessee, shown as an unnumbered tract, lying east of third tract, first piece, and north of the third tract, second piece, on the map of certain lands of William Johnson, et al., shown on the plan of record in Book 843, page 39, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southerly margin of Dorroll property and the westerly margin of Wade White in Book 3225, page 29; thence along White south 14° 22' 3" west 672.35 feet; thence north 87° 12' 31" west 349.57 feet to an iron pin; thence along the easterly margin of Watson north 15° 32' 48" east 598.76 feet to an iron pin; thence north 15° 32' 48" east 106.5 feet to an iron pin; thence south 13° 39' 26" west 106.5 feet to an iron pin; thence along Dorroll north 78° 57' 23" east 318 feet to an iron pin; thence south 86° 15' 39" east 40.14 feet to the point of beginning and containing 4.9 acres, more or less.

Street Address: Route 1, Old Hickory Boulevard, Antioch, Tennessee 37013

TRACT II

Being part of Lot No. 4 on the Map of a Subdivision of the Jonathon Watson Homeplace, in the 5th Civil District of said County, as of record in Minute Book "I", page 351, County Court for said County, and described according to a copy of a survey thereof dated September 15, 1987, by Larry L. Campbell, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being 79° 45 min east 1018 feet from the margin of Nolensville Road, being the northeast corner of the Hardison property, in a fence line; thence south 0° 15 min west 106.5 feet to an iron pin in the north margin of Old Hobson Pike; thence with the margin of the same north 65° 30 min. east 318 feet, thence north 80° 20 min. east 74 feet to the intersection of the north margin of Old Hobson Pike and the south right-of-way line of Old Hickory Boulevard; thence with the margin of said Boulevard, westerly, around a slight curve, 293 feet to a point and continuing with the same, south 79° 45 min. west 71 feet to the beginning, containing 0.4 acres, more or less.

Street Address: 14971 Old Hickory Boulevard, Antioch, Tennessee 37013

Being the same property conveyed to BNB Properties, Inc., by Trustee's Deed from Craig V. Gabbert, Jr., Trustee, of record in Book 9689, page 977, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular the easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR does hereby covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "A" which is attached hereto and incorporated herein by reference and to which matters this conveyance is expressly made subject.

GRANTOR does further covenant and bind itself, its successors, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit "A" attached hereto to which this conveyance is made subject.

Whenever 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 our hands this 17 day of August, 1995. BOOK 9771 PG 416

BNB PROPERTIES, INC.

By: Marlena K. Breckenridge
Title: Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marlena K. Breckenridge, with whom I am personally acquainted (or who was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary/Treasurer of BNB Properties, Inc., the within named bargainor, a Tennessee corporation, and that he/she as such Secretary/Treasurer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Secretary/Treasurer.

Witness my hand and seal, at office, this 17th day of August, 1995.

Marsha A. Anderson
Notary Public

My Commission Expires: 5-23-98

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $315,000.00.

AFFIANT

Sworn to and subscribed before me,
this 17th day of August, 1995.

Marsha A. Anderson
Notary Public
My Commission Expires: 5-23-98

69934-1

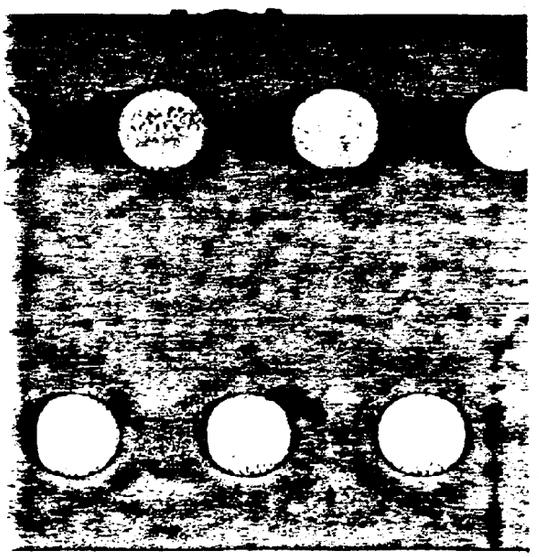
EXHIBIT "A"

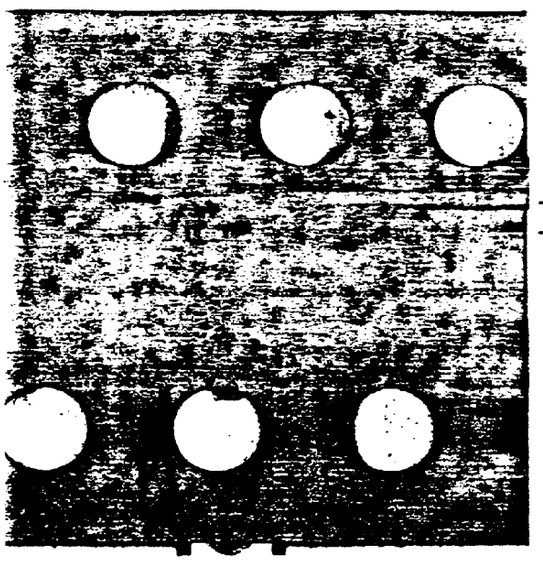
1. Taxes for the year 1995 which have been prorated and assumed by Grantee.

2. Easements to Nashville Electric Service as of record in Book 3879, page 636, Book 5305, page 423, and Book 5858, page 254, said Register's Office.

3. All matters shown on the plan of record in Book 843, page 39, said Register's Office, and in Minute Book "I", page 351, County Court for Davidson County, Tennessee.

771 96/23 2491 03CHECK 1182.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9771 PG 418

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 3150.00	
			ERFR CO	
			CAMT 3150.00-	
			CAMT 315000.00	
			CON TX 1165.50	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 1182.50	
				1182.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/95 01 13:28 0001 5724

0092463
IDENTIF. ↑ REFERENCE

95 AUG 23 PM 1:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 944671