THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March 1996

Notary Public

My Commission Expires: 11-22-97

BOOK 9997 PG 981

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL PAUL McDANIEL 515 Elysian Fields Road Nashville, Tennessee 37211	SOUTHWEST PACIFIC BANK 4144 N. Central Expressway #160 Dallas, Texas 75204	MAP 133-13 PARCEL 92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND AND NO/100 ---------- ($ 100,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, MANSOOR VEJADANI-JAHROMI AND WIFE, TAHERAH ZAFARNIA hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL PAUL McDANIEL and MICHAEL D. GIONET, both unmarried, as Joint Tenants with Right of Survivorship 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:

BEING Lot No. 19 on the Plan of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mansoor Vejadani-Jahromi and Tahereh Zafarnia by deed from Hyun Hee Lee and husband, Seung Uhn Lee, of record in Book 6353, page 370, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE 0166003

96 APR -1 PM 1:30
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

379.00

This is improved property known as 515 Elysian Fields Road, Nashville, Tennessee 37211

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Abbay Hall, Section I of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of March, 19 96.

Mansoor Vejadani-Jahromi
MANSOOR VEJADANI JAHROMI

Taherah Zafarnia
TAHERAH ZAFARNIA

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MANSOOR VEJADANI-JAHROMI AND WIFE, TAHERAH ZAFARNIA, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

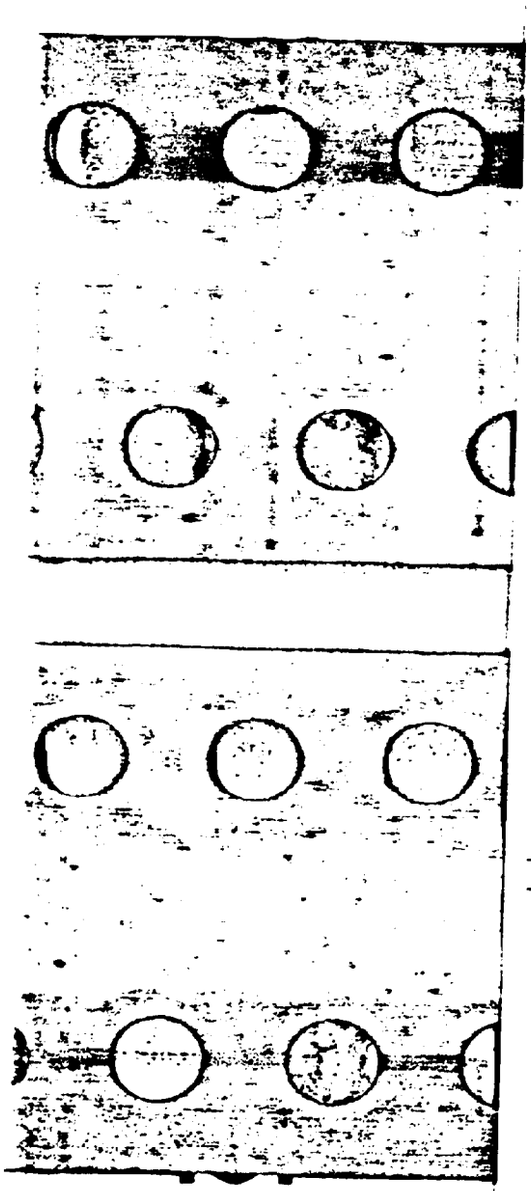
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

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

My Commission Expires: _____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9997 PG 983

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

AMT	100000.00
CON TX	370.00
PRFEE	1.00
WDEED	8.00
TOTAL	379.00
CHECK	379.00

04/01/96 01 13:33 0001 4754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166008
IDENTIF. ↑ REFERENCE

96 APR -1 PM 1:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022760