41

SPECIAL WARRANTY DEED

BK. 10000 PG 550

FROM: SunTrust Bank, Nashville, N.A., Grantor

TO: Mohammad Hajjafar and Taghi Mohammad Khah Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
579 Deerfield Drive
Murfreesboro, TN 37129

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(new owner)

Map-Parcel Numbers
172-8B-47

96 APR -2 PM 2:39
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01666662

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixteen Thousand Dollars ($16,000.00).

Mohammad Hajjafar
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of March, 1996.

Notary Public

My Commission Expires: 3-22-97

FOR AND IN CONSIDERATION OF the sum of Sixteen Thousand Dollars ($16,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, Nashville, N.A., formerly known as Third National Bank in Nashville (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Mohammad Hajjafar and Taghi Mohammad Khah (the "Grantees"), their heirs, successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth to which this conveyance is expressly made subject.

Witness our hands this 29 day of March, 1996.

SunTrust Bank, Nashville, N.A.

By: [signature]

Title: Trust Vice Pres.

By: [signature]

Title: AVP

BOOK 10000 PG 552

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, DANA L. KENNEDY, a Notary Public of said County and State, personally appeared JOE R. SAUTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be GROUP VICE PRES. (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that HE as such GROUP VICE PRES. executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as GROUP VICE PRES.

Witness my hand and seal, at Office in Nashville this 29th day of March, 1996.

Dana L. Kennedy
Notary Public

My Commission Expires: 3-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, DANA L. KENNEDY, a Notary Public of said County and State, personally appeared NINA VOWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~herself~~ herself to be A.V.P. (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that SHE as such A.V.P. executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by herself as A.V.P.

Witness my hand and ~~seal~~, at Office in Nashville, this 29th day of March, 1996.

Dana L. Kennedy
Notary Public

My Commission Expires: 3-22-97

5445 04/02 0101 03CHECK 76.20

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Bridle Downs, Phase II, as shown on plat of record in Plat Book 7900, page 241, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Third National Bank in Nashville, by Deed of record in Book 8189, page 757, said Register's Office.

EXHIBIT B

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7448, page 772, Book 8814, page 631, and in any allied instrument(s) referred to in said restrictions.

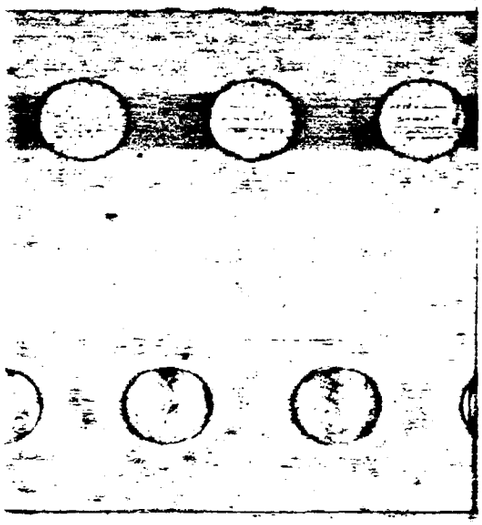
2. Bylaws of Bridle Downs Homeowner's Association, Inc. of record in Book 8814, page 639, Register's Office for Davidson County, Tennessee.

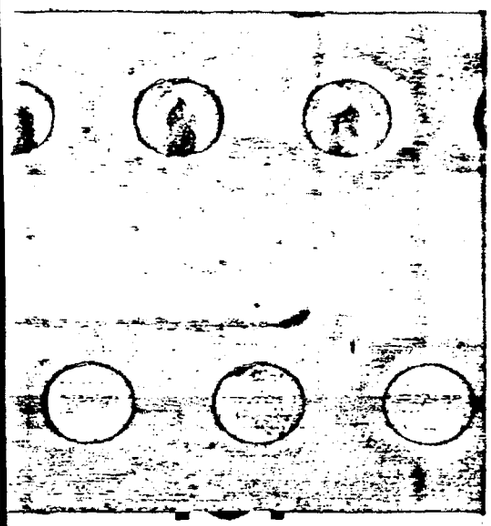
3. All matters shown on Plat recorded in Book 6900, page 545, said Register's Office.

4. Easement(s) to Sanitary Sewer, as set forth in instrument recorded in Book 7797, page 477, and Book 7977, page 485, said Register's Office.

5. Storm Water Detention Agreement of record in Book 7266, page 813, said Register's Office.

6. All matters shown on Plat recorded in Book 6900, page 545 and in Book 7900, page 241, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10000 PG 554

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 16000.00
CON TX 59.20
PRFEE 1.00
MDEED 16.00
TOTAL 76.20
CHECK 76.20

04/02/96 01 14:42 0001 5445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166662
IDENTIF. REFERENCE

96 APR -2 PM 2:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023445