WARRANTY DEED

BOOK 10081 PG 169

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 23,000.00
Mohammad Reza Kheshti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 19 96.

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARAZ CONSTRUCTION LLC	SAME	114-8-A-18CO
(NAME)	(NAME)	
837 CEDAR CREST DRIVE		08DZ-78268
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(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, SHAHNAZ KHESHTI DJAHANGUIRI AND HUSBAND, FAROKH DJAHANGUIRI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARAZ CONSTRUCTION LLC

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. 18, on the Plan of CEDAR CREST SUBDIVISION - PHASE I, of record in Plat Book 6900, page 284, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to SHAHNAZ KHESHTI, now known as SHAHNAZ KHESHTI DJAHANGUIRI, by deed from Linda A. Kenaum, Unmarried, of record in Book 8245, page 291, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of CEDAR CREST, as said areas are set forth and defined in Restrictions of record in Book 7213, page 973 and Book 8424, page 405; By-Laws of record in Book 8480, page 693; and Charter of record in Book 8424, page 1800; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

FAROKH DJAHANGUIRI, husband of SHAHNAZ KHESHTI DJAHANGUIRI, joins in to convey any interest he may have by reason of his marital status in subject property.

This instrument is executed on behalf of SHAHNAZ KHESHTI DJAHANGUIRI and

*** CONTINUED ***

unimproved (X)
This is improved ( ) property, known as 705 CEDAR CREST DRIVE, NASHVILLE, TN 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 our hand s this 7th day of June, 19 96

SHAHNAZ KHESHTI DJAHANGUIRI
By: Shahnaz Kheshti by Mohammad Reza Kheshti / Attorney-in-Fact
MOHAMMAD R. KHESHTI, ATTORNEY-IN-FACT

FAROKH DJAHANGUIRI
By: Farokh Djahanguiri by Mohammad Reza Kheshti / Attorney-in-Fact
MOHAMMAD R. KHESHTI, ATTORNEY-IN-FACT

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

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(s) 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 at office at _____on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

*** LEGAL DESCRIPTION CONTINUATION

husband, FAROKHL DJAHANGUIRI, by MOHAMMAD R. KHESHTI, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

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 MOHAMMAD R. KHESHTI, 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 on behalf of SHAHNAZ KHESHTI DJAHANGUIRI and husband, FAROKH DJAHANGUIRI, as their Attorney-in-Fact, as the free act and deed of the within named SHAHNAZ KHESHTI DJAHANGUIRI.

WITNESS my hand and official seal at Nashville, Tennessee, this 7TH day of JUNE, 1996.

My Commission Expires: 07/26/97

NOTARY PUBLIC J. PHILLIP JONES

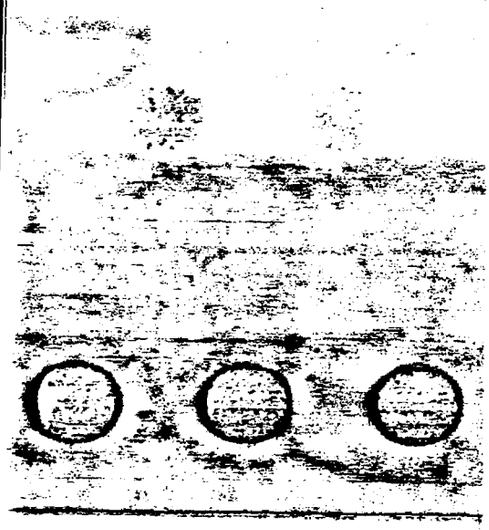
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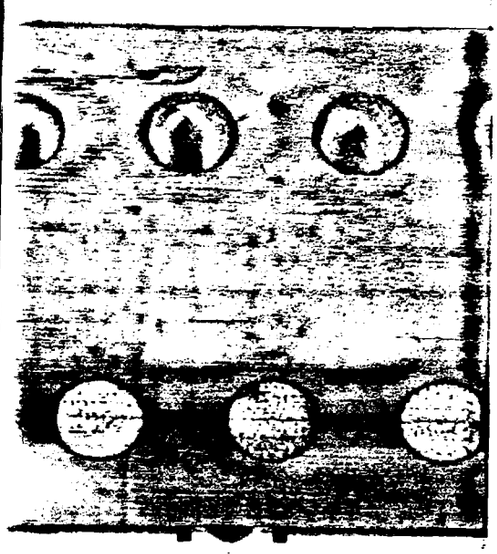
FELIX Z. DELISLE REGISTER
DAVIDSON COUNTY, TN.

98 JUN 10 AM 10:38

IDENTIF. & REFERENCE

0190977





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

RECEIVED OF _____

FOR _____

BOOK 10081 PG 171

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 23000.00
MOR TX 85.10
PRFEE 1.00
VOID
MOR TX 85.10-
CON TX 85.10
WDEED 8.00
TOTAL 94.10
CHECK 94.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/10/96 01 10:40 0001 1543

0190977
IDENTIF. ↑ REFERENCE

96 JUN 10 AM 10:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049391