WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34693

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,000.00

Judith S Peters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 96

SATURN ALAN NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 11/22/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Peters (NAME)	NationsBanc Mortgage Corporation (NAME)	142-16-B-25
401 Arlington Place (ADDRESS)	P.O. Box 353 (ADDRESS)	9D-80712
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, Fred Yazdian and Jerome Rosenblum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Peters and wife, Judith S. Peters

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. 25 on the Plan of Arlington Green, Phase 1, of record in Book 6900, Page 399, as amended in Book 7517, Page 281, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Fred Yazdian and Jerome Rosenblum by deed from Sam Yazdian of record in Book 8902, Page 966, Register's Office for Davidson County, Tennessee.

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

96 JUL 29 AM 9:34
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 401 Arlington Place, Nashville, TN 37221
(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 25th day of July, 19 96

Fred Yazdian

Jerome Rosenblum

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 Fred Yazdian and Jerome Rosenblum

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 at Nashville, Tennessee, this 25th day of July 19 96.

Commission expires 11/28/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

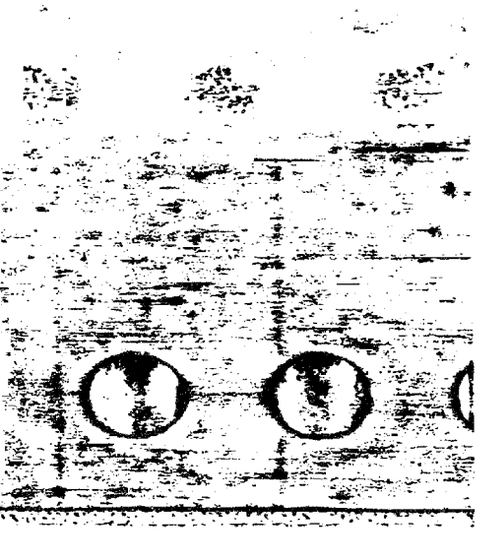
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

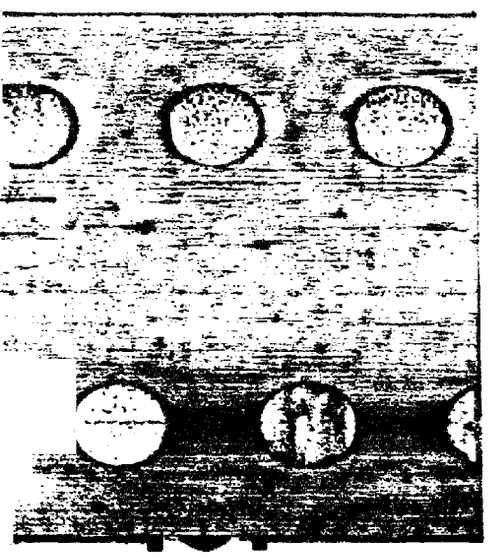
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

3339 07/29 0101 CHECK





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

RECEIVED OF _____

FOR _____

BOOK 10134 PG 821

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 244000.00
				CON TX 902.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 911.80
				CHECK 911.80

07/29/96 01 09:35 0001 0030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208014 IDENTIF. ↑ REFERENCE

96 JUL 29 AM 9:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067635